

KF&R

THE  
Overstone Park Estate  
and Hackleton House Farm  
NORTHAMPTONSHIRE

*Solicitors:*

Messrs. FRESHFIELDS & LEESE,  
New Bank Buildings,  
31, Old Jewry, London, E.C.2.

Messrs. SMILES & CO.,  
15, Bedford Row,  
London, W.C.1.

*Land Agent:*

T. A. DICKSON, Esq.,  
Estate Office,  
Overstone Park, Northampton.

*Auctioneers:*

Messrs. KNIGHT, FRANK & RUTLEY,  
20, Hanover Square, London, W.1.  
and at Edinburgh, Glasgow and Ashford (Kent).













THE MANSION from the South-West (Lot 24)



OVERSTONE PARK. THE GROUNDS (Lot 24)

# NORTHAMPTONSHIRE

Three miles from the County Town of Northampton and in the famous Pytchley Country.

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PARTICULARS, PLANS, VIEWS & CONDITIONS OF SALE

OF THE

Freehold Residential, Agricultural, Sporting & Manorial Property

KNOWN AS

## *The Overstone Park Estate*

TOGETHER WITH

### *Hackleton House Farm*

about five miles from Northampton.

THE WHOLE EXTENDING TO AN AREA OF NEARLY

**5,200 acres**

To be offered for Sale by Auction by Messrs.

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## KNIGHT, FRANK & RUTLEY

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(Sir Howard Frank, Bart., K.C.B., F.S.I., John Frederick Knight, F.A.I., Alfred J. Burrows, F.S.I., & Arthur Horace Knight, F.A.I.)

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At the MASONIC HALL, NORTHAMPTON,  
on MONDAY, the 10th day of OCTOBER, 1921,

In two Sessions, at 11.30 and 3 o'clock precisely (unless previously sold privately).

*Solicitors:* MESSRS. FRESHFIELDS & LEESE, New Bank Buildings, 31, Old Jewry, London, E.C.2.  
MESSRS. SMILES & Co., 15, Bedford Row, London, W.C.1.

*Land Agent:* T. A. DICKSON, Esq., Estate Office, Overstone Park, Northampton.

*Auctioneers:* MESSRS. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, London, W.1 ;  
90, Princes Street, Edinburgh ;  
78, St. Vincent Street, Glasgow ; and  
41, Bank Street, Ashford, Kent.



## GENERAL NOTES

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**THE ESTATE** occupies a delightful and convenient position in a charmingly wooded and undulating locality, typical of the best scenery of Northamptonshire, and about 3 miles north from the County Town, with stations on the London & North Western and Midland Lines of Railway.

Wellingborough and Kettering are about 5 and 7 miles distant respectively, and London is within about 1½ hours' train journey.

**THE SOIL** varies from red loam to stiff loam, the subsoil being principally ironstone.

**THE MANSION**, an imposing edifice in the French Renaissance style, contains :—Entrance Hall, 7 Reception Rooms, Billiard Room, 40 Bedrooms, 7 Dressing Rooms, and 3 Bathrooms.

**EXTENSIVE LAKE** and Pike Ponds.

**MATURED GROUNDS** and Gardens of about 17 acres.

**STABLING** for 33.

**THREE** Lodge Entrances.

The delightfully timbered and undulating **PARK** is flanked by well-grown plantations, which with the former cover an area of about 800 acres, the whole being encircled by a stone wall, in excellent repair, and about 6 to 7 feet in height.

**AGENT'S HOUSE**, Estate Office, Estate Works and 3 small Residences.

**THE ELIZABETHAN MANOR HOUSE**, Sywell Hall, contains :—4 Reception Rooms, 13 Bedrooms, Bathroom, 3 W.C.'s, and has Stabling for 5, Garage, Groom's Cottage, Acetylene Gas Installation, Central Heating and 4 acres of Grounds and Paddock, and 15 acres of Pasture.

**SEVENTEEN NOTED DAIRY, CORN-GROWING AND STOCK FARMS**, ranging from 80 to 400 acres, practically all with superior homesteads and several possessing farm residences suitable for hunting boxes. **The Tenancies are yearly, 11th October.**

**THE MODEL VILLAGES** of Overstone and Sywell, and part of the village of Moulton, include about 100 Cottages and Gardens, many of which form most attractive lots.

**TWO SCHOOLS** and Schoolhouses.

Special attention is directed to the Farmhouses, Farm Buildings, Houses, Cottages and Estate Works, which for excellence of design, soundness of construction, and general condition of repair, are probably not excelled on any estate in the country.

**HUNTING** is enjoyed with four of the most famous packs of foxhounds, viz. : the Pytchley, Woodland Pytchley, Grafton, and Oakley. The Kennels of the first-named are situate at Brixworth, about 6 miles from the Mansion.

**SPORTING:** The 700 acres of Woodlands and Plantations form excellent game coverts, and in addition there is capital partridge ground. With rearing, 2,000 pheasants should be killed in a season, and the partridges should average 300 to 400 brace. The shooting is let until the 1st February, 1922.

**THE FISHING** in the Park Lake and Ponds consists of Tench, Carp, Pike, etc. There are also fishing rights in Sywell Reservoir.

**GOLF** at Northampton, where there are two links, and at Brampton, about 6 miles distant, all the courses being of 18 holes.

Beds of ironstone underlie a large portion of the estate.

**HACKLETON HOUSE FARM**, a mixed agricultural holding, with Cottages and Accommodation Lands, about 5 miles south-east from Northampton.

The Manors or Lordships or Reputed Manors or Lordships of Overstone and Sywell and the Advowson of the Rectory Living of Overstone are included in the sale.

**INSPECTION** of the various Lots may be made by kind permission of the Tenants on production of a copy of these Particulars of Sale.

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# Summary of Estate as Let

## MANSION, AGRICULTURAL HOLDINGS, ACCOMMODATION LANDS, WOODLANDS, &c.

| LOT NOS.                                                                                                                                                                                                                                                                  | DESCRIPTION.                                                             | TENANT.                                                                             | QUANTITY<br>DECIMAL<br>ACREAGE. | RENT.                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------|-----------------------------------|
| 1, Pt. 2, Pt. 4, Pt. 5,<br>Pt. 6, Pt. 12, Pt. 13,<br>Pt. 22, Pt. 24, Pt. 25,<br>Pt. 26, Pt. 27, Pt. 28,<br>Pt. 29, Pt. 31, Pt. 32,<br>Pt. 40, Pt. 41, Pt. 43,<br>Pt. 44, 47, Pt. 48, 49,<br>59, 60, Pt. 61, 62, 63,<br>65, 67, Pt. 68, 69, 70,<br>71, 72, 76, 94<br>Pt. 2 | Mansion, Woods and Lands in hand ..                                      | In Hand .. ..                                                                       | 943.743                         | £ s. d.<br>—                      |
| 3, Pt. 13, Pt. 24, Pt. 26<br>Pt. 28, Pt. 29, 30, 33<br>Pt. 4, 32, 34                                                                                                                                                                                                      | Moulton Lodge (South) .. ..                                              | Messrs. Richardson ..                                                               | 163.269                         | 157 0 0                           |
| Pt. 5, 15, Pt. 20, 21,<br>35, 36, 37<br>Pt. 6                                                                                                                                                                                                                             | Overstone Farm .. ..                                                     | Mr. J. M. Harris ..                                                                 | 528.034                         | 680 0 0                           |
| 7                                                                                                                                                                                                                                                                         | Farm at Moulton .. ..                                                    | Mr. J. Aspinall ..                                                                  | 79.550                          | 101 0 0                           |
| 9, Pt. 12<br>10                                                                                                                                                                                                                                                           | Moulton Farm, Moulton .. ..                                              | Mr. J. Siddons ..                                                                   | 252.618                         | 338 2 0                           |
| 11                                                                                                                                                                                                                                                                        | Manor Farm, Moulton .. ..                                                | Mr. C. Page ..                                                                      | 176.336                         | 173 10 0                          |
| Pt. 20                                                                                                                                                                                                                                                                    | Accommodation Land, Moulton ..                                           | Mr. W. T. Bonsor ..                                                                 | 4.311                           | 9 0 0                             |
| Pt. 22                                                                                                                                                                                                                                                                    | Parade Bank Farm, Moulton ..                                             | Mr. C. Page ..                                                                      | 98.094                          | 104 5 0                           |
| 23                                                                                                                                                                                                                                                                        | Moulton Lodge Farm (North) ..                                            | Mr. W. H. Painter ..                                                                | 82.755                          | 111 14 0                          |
| Pt. 24, Pt. 28, Pt. 31,<br>Pt. 61, 66                                                                                                                                                                                                                                     | House, Buildings and Land, Moulton ..                                    | Mrs. Busby ..                                                                       | 8.399                           | 38 0 0                            |
| Pt. 24, Pt. 25, Pt. 31<br>Pt. 27, Pt. 61                                                                                                                                                                                                                                  | Accommodation Land, Moulton ..                                           | Mr. T. Valentine ..                                                                 | 2.324                           | 6 0 0                             |
| Pt. 40, Pt. 41, Pt. 44, Pt. 48<br>Pt. 43                                                                                                                                                                                                                                  | Overstone Grange Farm .. ..                                              | Mr. F. A. Harris ..                                                                 | 404.931                         | 468 10 0                          |
| Pt. 44                                                                                                                                                                                                                                                                    | Rectory Field, Overstone .. ..                                           | Rev. C. Bach ..                                                                     | 20.671                          | 17 0 0                            |
| 45                                                                                                                                                                                                                                                                        | Parkland, Overstone .. ..                                                | Mr. H. Kimbell ..                                                                   | 188.652                         | 190 0 0                           |
| —                                                                                                                                                                                                                                                                         | South Lodge Farm, Overstone ..                                           | Mr. J. P. Aspinall ..                                                               | 240.462                         | (a) 240 0 0                       |
| —                                                                                                                                                                                                                                                                         | Holly Lodge Farm, Overstone ..                                           | Mr. H. Kimbell ..                                                                   | 127.013                         | 127 0 0                           |
| —                                                                                                                                                                                                                                                                         | Sywell House and Hall Farm, Sywell ..                                    | Mr. H. Brown ..                                                                     | 689.774                         | 640 0 0                           |
| —                                                                                                                                                                                                                                                                         | Sywell Lodge Farm, Sywell .. ..                                          | Mr. T. Hilton ..                                                                    | 177.845                         | 165 0 0                           |
| —                                                                                                                                                                                                                                                                         | Woodlodge Farm, Sywell .. ..                                             | Mr. F. Davis ..                                                                     | 140.784                         | 155 0 0                           |
| —                                                                                                                                                                                                                                                                         | Sywell Grange Farm .. ..                                                 | Mr. R. Nichols ..                                                                   | 412.736                         | 250 0 0                           |
| —                                                                                                                                                                                                                                                                         | Houses, Cottages, Allotments, etc. (for<br>details, see pp. 5 & 6) .. .. | Various .. ..                                                                       | 83.168                          | 621 1 4                           |
| —                                                                                                                                                                                                                                                                         | Shooting over the above .. ..                                            | Mr. J. Dickens and<br>others .. ..                                                  | —                               | 400 0 0                           |
| Pt. 95, Pt. 96, 97<br>Pt. 95, Pt. 96<br>98                                                                                                                                                                                                                                | Hackleton House Farm, Hackleton ..                                       | Mr. J. Sansome ..                                                                   | 4 825.471                       | 300 0 0                           |
| 99                                                                                                                                                                                                                                                                        | Spinneys, etc., Hackleton .. ..                                          | In Hand .. ..                                                                       | 339.032                         | —                                 |
| 99                                                                                                                                                                                                                                                                        | Four Cottages and Gardens, Hackleton ..                                  | Mr. J. Berry<br>Mrs. Tebbutt<br>Mrs. Mawby ..<br>Mr. G. Kilpin<br>Mr. H. Pearson .. | 6.258<br>473                    | { 4 11 0<br>2 12 0<br>1 19 0<br>— |
| 99                                                                                                                                                                                                                                                                        | Accommodation Land, Hackleton ..                                         | Mr. H. Pearson ..                                                                   | 8.255                           | 12 10 0                           |
|                                                                                                                                                                                                                                                                           | TOTAL .. ..                                                              | A.                                                                                  | 5,179.489                       | 5,313 14 4(b)                     |

(a) The Tenant is allowed an abatement of £10 a year from the rent stated for the Stone Quarry on the Farm, which is in hand.

(b) Exclusive of the Mansion, Woods and Lands in hand.

### Landlord's Outgoings :—

|                                                     | £   | s. | d. |
|-----------------------------------------------------|-----|----|----|
| Rent Charge payable to Rector of Overstone .. ..    | 76  | 0  | 0  |
| Commuted Tithe Rent Charge (Parish of Sywell) .. .. | 520 | 6  | 4  |
| and Tax .. ..                                       | 0   | 10 | 3  |
| TOTAL .. ..                                         | 596 | 16 | 7  |

# Summary of Estate as Let.—Continued

## SCHEDULE OF HOUSES, COTTAGES, Etc.

| LOT NO. | DESCRIPTION.                                                       | TENANT.                                                                                                                                                                                                              | QUANTITY<br>DECIMAL<br>ACREAGE. | RENT.                                                                                 |
|---------|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------------------------------------------------------------------------|
|         |                                                                    |                                                                                                                                                                                                                      |                                 | £ s. d.                                                                               |
|         | MOULTON.                                                           |                                                                                                                                                                                                                      |                                 |                                                                                       |
| 8       | Moulton Sewage Bed .. ..                                           | Brixworth R.D.C... ..                                                                                                                                                                                                | 1.426                           | 3 1 0                                                                                 |
| 14, 38  | Allotments, Moulton .. ..                                          | Moulton Allotment Asso-<br>ciation                                                                                                                                                                                   | 53.046                          | 80 18 0                                                                               |
|         | MOULTON VILLAGE.                                                   |                                                                                                                                                                                                                      |                                 |                                                                                       |
| 16      | Cottages, Nos. 9, 10 and 11 .. ..                                  | Mr. A. Mabbutt .. ..<br>Mr. J. G. Mabbutt .. ..<br>Mr. G. Richardson .. ..                                                                                                                                           | .910                            | { 5 10 0<br>5 10 0<br>5 4 0                                                           |
| 17      | Ditto, Nos. 1 and 2 .. ..                                          | Mr. A. York .. ..<br>Mr. J. Siddons .. ..                                                                                                                                                                            | .400                            | { 3 0 8<br>3 0 8                                                                      |
| 18      | Ditto, Nos. 12, 13, 14, 15 and 16 .. ..                            | Mr. C. Reynolds .. ..<br>Mr. J. Aspinall .. ..<br>Mrs. Wooding .. ..<br>Mr. T. Birch .. ..                                                                                                                           | .530                            | { 4 4 0<br>4 4 0<br>4 4 0<br>6 12 0                                                   |
| 19      | Ditto, Nos. 3, 4, 5, 6, 7, and 8 .. ..                             | Mrs. Beasley .. ..<br>Mr. C. Page (2) .. ..<br>Mr. A. Daniels .. ..<br>Mr. F. Buswell .. ..<br>Mr. J. Siddons .. ..<br>Mr. J. Mott .. ..                                                                             | 2.758                           | { 6 0 0<br>9 0 0<br>4 10 0<br>4 10 0<br>4 10 0<br>5 0 0                               |
|         | SYWELL.                                                            |                                                                                                                                                                                                                      |                                 |                                                                                       |
| 42      | Allotments, Sywell .. ..                                           | Various .. ..                                                                                                                                                                                                        | 8.631                           | 13 0 0                                                                                |
| 46      | Encroachment, Kettering Road, Sywell ..                            | Mr. T. Bussey .. ..                                                                                                                                                                                                  | .030                            | 0 1 0                                                                                 |
|         | SYWELL VILLAGE.                                                    |                                                                                                                                                                                                                      |                                 |                                                                                       |
| Pt. 48  | Cottages, Nos. 32 and 33 Sywell .. ..                              | Mr. W. Barker .. ..<br>Mrs. Parker .. ..<br>Miss Reynolds .. ..                                                                                                                                                      | .193                            | { 3 18 0<br>1 19 0<br>1 19 0                                                          |
| Pt. 40  | Cottage and Garden, Sywell .. ..                                   | Vacant .. ..                                                                                                                                                                                                         | .253                            | { .. .. ..                                                                            |
| 50      | Cottages, Nos. 1, 2, 3, and 4 .. ..                                | Mrs. Barnes .. ..<br>Miss Judge .. ..<br>Mr. T. Simons .. ..<br>Mrs. Lilley .. ..                                                                                                                                    | .511                            | { 3 18 0<br>5 4 0<br>10 8 0<br>3 18 0                                                 |
| 51      | Ditto, Nos. 5, 6, 7, and 8 .. ..                                   | Mr. J. Marriott .. ..<br>Mrs. Sewell .. ..<br>Mr. J. Tressler .. ..<br>Mr. W. Parker .. ..                                                                                                                           | .476                            | { 3 18 0<br>5 4 0<br>5 4 0<br>3 18 0                                                  |
| 52      | Ditto, Nos. 9, 10, 11, 12, and 13 .. ..                            | Mr. F. Davis (2) .. ..<br>Mr. F. Ealey .. ..<br>Mrs. Birch .. ..<br>Mr. H. Brown .. ..                                                                                                                               | .595                            | { 3 18 0<br>5 4 0<br>5 4 0<br>3 18 0                                                  |
| 53      | Ditto, Nos. 14 and 15 .. ..                                        | Mr. H. Brown .. ..                                                                                                                                                                                                   | .310                            | { 9 2 0                                                                               |
| 54      | Ditto, Nos. 16 and 17 .. ..                                        | Mr. H. Archer .. ..<br>Mr. H. Brown .. ..                                                                                                                                                                            | .290                            | { 5 4 0<br>4 11 0                                                                     |
| 55      | Ditto, Nos. 18, 19, and 20 .. ..                                   | Mr. A. Bayes .. ..<br>Mr. G. Daniels .. ..<br>Miss Ealey .. ..                                                                                                                                                       | .370                            | { 4 11 0<br>2 12 0<br>4 11 0                                                          |
| Pt. 56  | Ditto, Nos. 21, 22, 23, 24, 25, 26, 27, 28<br>29, 30, and 31 .. .. | Mr. A. Clayson (2) .. ..<br>Mr. O. Parker .. ..<br>Mr. T. Roberts .. ..<br>Mr. W. Redley .. ..<br>Mr. L. G. Brown .. ..<br>Mr. F. Davies .. ..<br>Mr. H. Brown (2) .. ..<br>Mr. G. Luck .. ..<br>Mr. J. Barker .. .. | 1.334                           | { 13 0 0<br>4 11 0<br>5 4 0<br>5 4 0<br>13 0 0<br>4 11 0<br>10 8 0<br>4 11 0<br>5 4 0 |
| Pt. 52  | Buildings and Yard .. ..                                           | Mr. F. Ealey .. ..                                                                                                                                                                                                   | .035                            | (Included above)                                                                      |
| 57      | Forge, Stable, etc., Sywell .. ..                                  | Mr. H. England .. ..<br>Mr. G. Luck .. ..                                                                                                                                                                            | .032                            | { 3 0 0                                                                               |
| 58      | Sywell School and School House .. ..                               | Mr. T. A. Dickson .. ..                                                                                                                                                                                              | .181                            | 0 1 0                                                                                 |
| Pt. 48  | Easement for Light .. ..                                           | Campbell C. Praed & Co., Ltd                                                                                                                                                                                         | ..                              | 0 1 0                                                                                 |
| Pt. 48  | Ditto for Sewer .. ..                                              | Rev. C. B. Walters .. ..                                                                                                                                                                                             | ..                              | 0 1 0                                                                                 |
|         | Carried forward A.                                                 |                                                                                                                                                                                                                      | 72.311                          | 346 4 4                                                                               |



# Summary of Estate as Let.—Continued

## SCHEDULE OF HOUSES, COTTAGES, Etc.—Continued

| LOT NO.                                | DESCRIPTION.                                    | TENANT.                                                                             | QUANTITY<br>DECIMAL<br>ACREAGE. | RENT                 |
|----------------------------------------|-------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------|----------------------|
|                                        | OVERSTONE.                                      | Brought forward A.                                                                  | 72'311                          | £ 340 s. 4           |
| Pt. 26                                 | Seven Cottages, Gardens, Smithy, Paddock, etc.  | Mr. J. M. Harris (5 cottages) }<br>Mr. H. Kimbell .. .. }<br>Mr. T. England .. .. } | 1'001                           | { 24 0<br>4 0<br>5 0 |
| Pt. 26                                 | Allotment .. .. .                               | Ditto .. .. .                                                                       | 064                             | { 0 3                |
| Pt. 27                                 | Two Cottages and Gardens .. ..                  | Mr. F. Dawson .. .. }<br>Mr. H. Kimbell .. .. }                                     | 180                             | { 4 0<br>4 0         |
| 39                                     | Sewage Bed .. .. .                              | Brixworth R.D.C. .. ..                                                              | 197                             | { 1 0                |
| Pt. 61, 64                             | Two Cottages, Gardens and Orchards ..           | Mr. C. Willis .. .. }<br>Mr. H. Williams .. .. }                                    | 625                             | { 0 2<br>0 2         |
| Pt. 61                                 | Dairy Cottage .. .. .                           | Mr. H. Kimbell .. ..                                                                | 020                             | { 5 4                |
| Pt. 68                                 | Church Cottage .. .. .                          | Mr. C. M. Newton .. ..                                                              | 917                             | { 26 0               |
| 73, 74                                 | Pair of Cottages and Gardens .. ..              | Mr. H. Kimbell .. .. }<br>Mr. C. Cross .. .. }                                      | 768                             | { 7 10<br>2 12       |
| 75                                     | Allotment Gardens .. .. .                       | Various .. .. .                                                                     | 1'081                           | { 2 0                |
| 77                                     | Five Cottages and Gardens .. ..                 | Mr. T. Doughty .. .. }<br>Mr. W. H. Williams .. .. }                                | 763                             | { 8 0<br>8 0         |
| Pt. 78                                 | Cottage and Garden .. .. .                      | Mr. J. M. Harris .. .. }<br>Mr. J. Ainge .. .. }                                    | 322                             | { 4 0<br>8 0         |
| Pt. 78                                 | Allotment Garden .. .. .                        | Mr. O. Clarke .. ..                                                                 | 098                             | { 16 18              |
| 79                                     | Cottage and Garden .. .. .                      | Mr. Rogers .. .. .                                                                  | 252                             | { 0 5                |
| 80                                     | Two allotment Gardens .. .. .                   | Mr. W. Chown .. ..                                                                  | 256                             | { 5 0                |
| 81                                     | Ditto .. .. .                                   | Mr. Thornycroft .. .. }<br>Mr. Summerley .. .. }                                    | 256                             | { 0 10               |
| 82                                     | Cottage and Garden .. .. .                      | Mr. Sabin .. .. .                                                                   | 280                             | { 0 5                |
| 83                                     | Ditto .. .. .                                   | Mr. A. Clayson .. ..                                                                | 200                             | { 16 18              |
| Pt. 84                                 | Ditto .. .. .                                   | Mr. H. England .. ..                                                                | 170                             | { 5 0                |
| Pt. 84, 85                             | Ditto .. .. .                                   | Mr. W. Reynolds .. ..                                                               | 200                             | { 5 0                |
| 86, Pt. 87                             | Ditto .. .. .                                   | Mr. S. Haynes .. ..                                                                 | 192                             | { 5 0                |
| Pt. 87                                 | Ditto .. .. .                                   | Mr. R. Nichols .. ..                                                                | 178                             | { 15 12              |
| 88                                     | Ditto .. .. .                                   | Mr. S. G. Buswell .. ..                                                             | 154                             | { 16 18              |
| Pt. 26, Pt. 91, Pt. 92, Pt. 93, Pt. 89 | Three Cottages and Gardens .. ..                | Mr. W. Summerley .. .. }<br>Mr. J. M. Harris .. .. }                                | 265                             | { 4 0<br>4 0         |
| Pt. 89                                 | Allotment Gardens .. .. .                       | Mrs. M. Emery .. ..                                                                 |                                 | { 1 19               |
| Pt. 93                                 | Ditto .. .. .                                   | Mr. J. M. Harris .. ..                                                              |                                 | { 2 18               |
| Pt. 93                                 | Ditto .. .. .                                   | Mr. England .. .. .                                                                 | 1'493                           | { 0 15               |
| Pt. 93                                 | Ditto .. .. .                                   | Mr. T. Holmes .. ..                                                                 |                                 | { 0 4                |
| 90                                     | School and Schoolhouse .. .. .                  | Mr. Underwood .. ..                                                                 |                                 | { 0 5                |
| Pt. 91                                 | Cottage and Garden .. .. .                      | Rev. C. Bach .. ..                                                                  | 304                             | { 0 1                |
| Pt. 92                                 | Cottage and Garden .. .. .                      | Mr. W. Clarke .. ..                                                                 | 259                             | { 16 18              |
| Pt. 93                                 | Four Cottages and Gardens, the Old School, etc. | Mr. C. Wright .. .. }<br>In hand .. .. }                                            | 259                             | { 16 18              |
|                                        |                                                 | Mr. J. M. Harris .. .. }<br>Ditto .. .. . }                                         | 359                             | { 4 0<br>4 0         |
|                                        |                                                 | Mr. T. Holmes .. ..                                                                 |                                 | { 4 0                |
|                                        |                                                 | Mr. G. Underwood .. ..                                                              |                                 | { 4 0                |
|                                        | Telegraph Poles and stays .. ..                 | Postmaster-General .. ..                                                            |                                 | { 0 13               |
|                                        |                                                 | TOTAL A.                                                                            | 83'168                          | 621 1                |

# Summary of Estate as Lotted

| LOT NO.                                    | DESCRIPTION.                                    | PRINCIPAL TENANT.                                                                                                             | QUANTITY<br>DECIMAL<br>ACREAGE. |
|--------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| FIRST SESSION commencing at 11.30 o'clock. |                                                 |                                                                                                                               |                                 |
| 1                                          | Hayes Lodge Farm, Sywell .. .. .                | In Hand .. .. .                                                                                                               | 109.256                         |
| 2                                          | Moulton Lodge Farm (South), Moulton .. .. .     | Messrs. Richardson .. .. .                                                                                                    | 163.501                         |
| 3                                          | Small Holding, Moulton Village .. .. .          | Mr. J. M. Harris .. .. .                                                                                                      | 51.887                          |
| 4                                          | Farm .. .. . Moulton                            | Mr. J. P. Aspinall .. .. .                                                                                                    | 64.742                          |
| 5                                          | Moulton Farm.. .. . Ditto                       | Mr. J. Siddons .. .. .                                                                                                        | 166.166                         |
| 6                                          | Manor Farm .. .. . Ditto                        | Mr. C. Page .. .. .                                                                                                           | 188.068                         |
| 7                                          | Accommodation Grass Land .. .. . Ditto          | Mr. W. T. Bonsor .. .. .                                                                                                      | 4.311                           |
| 8                                          | Moulton Sewage Bed.. .. . Ditto                 | Brixworth R.D.C. .. .. .                                                                                                      | 1.426                           |
| 9                                          | Parade Bank Farm House, etc. .. .. . Moulton    | Mr. C. Page .. .. .                                                                                                           | 3.300                           |
| 10                                         | Moulton Lodge Farm (North) .. .. . Ditto        | Mr. C. Painter .. .. .                                                                                                        | 82.755                          |
| 11                                         | House, Buildings and Land.. .. . Ditto          | Mrs. Busby .. .. .                                                                                                            | 8.399                           |
| 12                                         | Land, Holcot Road .. .. . Ditto                 | Mr. C. Page .. .. .                                                                                                           | 94.902                          |
| 13                                         | Land, Kettering Road .. .. . Ditto              | Mr. J. M. Harris .. .. .                                                                                                      | 66.021                          |
| 14                                         | Allotments, South of Moulton Village .. .. .    | Moulton Allotment Assoctn.                                                                                                    | 22.540                          |
| 15                                         | Land at Moulton .. .. .                         | Mr. J. Siddons .. .. .                                                                                                        | 33.978                          |
| 16                                         | Three Cottages, Nos. 9, 10 and 11 Moulton       | Mr. A. Mabbutt .. .. .<br>Mr. J. G. Mabbutt .. .. .<br>Mr. G. Richardson .. .. .                                              | 9.10                            |
| 17                                         | Two Cottages, Nos. 1 and 2 .. .. . Ditto        | Mr. A. York .. .. .<br>Mr. J. Siddons .. .. .                                                                                 | 4.00                            |
| 18                                         | Five Cottages, Nos. 12, 13, 14, 15 and 16 Ditto | Mr. C. Reynolds .. .. .<br>Mr. J. Aspinall .. .. .<br>Mrs. J. Wooding .. .. .<br>Mr. T. Birch .. .. .<br>Mrs. Beasley .. .. . | 5.30                            |
| 19                                         | Six Cottages, Nos. 3, 4, 5, 6, 7 and 8 Ditto    | Mr. C. Page (2) .. .. .<br>Mr. A. Daniels .. .. .<br>Mr. F. Buswell .. .. .<br>Mr. J. Siddons .. .. .<br>Mrs. J. Mott .. .. . | 2.758                           |
| 20                                         | Accommodation Land .. .. . Ditto                | Mr. T. Valentine .. .. .<br>Mr. J. Siddons .. .. .                                                                            | 10.894                          |
| 21                                         | Ditto .. .. . Ditto                             | Mr. J. Siddons .. .. .                                                                                                        | 7.013                           |
| 22                                         | Overstone Grange Farm .. .. . Overstone         | Mr. F. A. Harris .. .. .                                                                                                      | 419.979                         |
| 23                                         | Rectory Field .. .. . Ditto                     | Rev. C. Bach .. .. .                                                                                                          | 20.671                          |
| 24                                         | Mansion, Park, Stabling, etc. .. .. . Ditto     | In Hand .. .. .                                                                                                               | 90.475                          |
| 25                                         | South Lodge Farm .. .. . Ditto                  | Mr. J. P. Aspinall .. .. .                                                                                                    | 168.430                         |
| 26                                         | Overstone Farm .. .. . Ditto                    | Mr. J. M. Harris .. .. .                                                                                                      | 301.341                         |
| 27                                         | Holly Lodge Farm .. .. . Ditto                  | Mr. H. Kimbell .. .. .                                                                                                        | 144.015                         |
| 28                                         | Park Land .. .. . Ditto                         | Ditto .. .. .                                                                                                                 | 76.012                          |
| 29                                         | Ditto .. .. . Ditto                             | Mr. J. M. Harris .. .. .                                                                                                      | 45.752                          |
| 30                                         | Ditto .. .. . Ditto                             | Ditto .. .. .                                                                                                                 | 17.880                          |
| 31                                         | Ditto .. .. . Ditto                             | Mr. J. P. Aspinall .. .. .                                                                                                    | 100.769                         |
| 32                                         | Accommodation Land, Kettering Road .. .. .      | Mr. J. Aspinall .. .. .                                                                                                       | 10.626                          |
| 33                                         | Ditto ditto .. .. .                             | Mr. J. M. Harris .. .. .                                                                                                      | 11.578                          |
| 34                                         | Ditto ditto .. .. .                             | Mr. J. Aspinall .. .. .                                                                                                       | 9.240                           |
| 35                                         | Ditto ditto .. .. .                             | Mr. J. Siddons .. .. .                                                                                                        | 12.260                          |
| 36                                         | Ditto ditto .. .. .                             | Ditto .. .. .                                                                                                                 | 12.004                          |
| 37                                         | Ditto ditto .. .. .                             | Ditto .. .. .                                                                                                                 | 13.649                          |
| 38                                         | Allotments, Moulton .. .. .                     | Moulton Allotments Assoctn.                                                                                                   | 30.506                          |
| 39                                         | Overstone Sewage Bed, Overstone .. .. .         | Brixworth R.D.C. .. .. .                                                                                                      | 1.197                           |
| SECOND SESSION commencing at 3 o'clock.    |                                                 |                                                                                                                               |                                 |
| 40                                         | Sywell Hall .. .. . Sywell                      | In Hand .. .. .                                                                                                               | 20.170                          |
| 41                                         | The Hall Farm, Buildings and Land Ditto         | Mr. H. Brown .. .. .                                                                                                          | 308.944                         |
| 42                                         | Allotments .. .. . Ditto                        | Various .. .. .                                                                                                               | 8.631                           |
| 43                                         | Sywell Lodge Farm .. .. .                       | Mr. T. Hilton .. .. .                                                                                                         | 179.889                         |
| 44                                         | Wood Lodge Farm .. .. . Ditto                   | Mr. F. Davis .. .. .                                                                                                          | 141.280                         |
| 45                                         | Sywell Grange Farm .. .. . Ditto                | Mr. R. Nichols .. .. .                                                                                                        | 412.736                         |
| Carried forward .. A.                      |                                                 |                                                                                                                               | 3,640.797                       |



# Summary of Estate as Lotted.—Continued

| LOT NO. | DESCRIPTION.                                      | PRINCIPAL TENANT.            | QUANTITY<br>DECIMAL<br>ACREAGE. |
|---------|---------------------------------------------------|------------------------------|---------------------------------|
|         |                                                   | Brought forward .. A.        | 3640.797                        |
| 46      | Encroachment, Kettering Road .. Sywell ..         | Mr. T. Bussey .. ..          | .030                            |
| 47      | Sywell Wood .. .. Ditto ..                        | In Hand .. ..                | 219.557                         |
| 48      | Sywell House Farm .. .. Ditto ..                  | Mr. H. Brown .. ..           | 472.380                         |
| 49      | Sewage Bed .. .. Ditto ..                         | In Hand .. ..                | .140                            |
| 50      | Four Cottages .. .. Ditto ..                      | Various .. ..                | .511                            |
| 51      | Ditto .. .. Ditto ..                              | Ditto .. ..                  | .476                            |
| 52      | Five ditto .. .. Ditto ..                         | Ditto .. ..                  | .630                            |
| 53      | Two ditto .. .. Ditto ..                          | Ditto .. ..                  | .310                            |
| 54      | Ditto .. .. Ditto ..                              | Ditto .. ..                  | .290                            |
| 55      | Three ditto .. .. Ditto ..                        | Ditto .. ..                  | .370                            |
| 56      | Eleven ditto .. .. Ditto ..                       | Ditto .. ..                  | 1.334                           |
| 57      | Forge, Stable, etc. .. .. Ditto ..                | Mr. H. England .. ..         | .032                            |
|         |                                                   | Mr. G. Luck .. ..            |                                 |
| 58      | School and School House .. .. Ditto ..            | Mr. T. A. Dickson .. ..      | .181                            |
| 59      | Rectory Field .. .. Ditto ..                      | In Hand .. ..                | 7.475                           |
| 60      | Pie Corner Spinney .. .. Ditto ..                 | Ditto .. ..                  | 2.120                           |
| 61      | Residential and Dairy Holding .. Overstone ..     | Mr. H. Kimbell .. ..         | 118.625                         |
| 62      | House, Stabling, Buildings and Garden .. Ditto .. | In Hand .. ..                | .630                            |
| 63      | Estate Works .. .. Ditto ..                       | Ditto .. ..                  | 2.220                           |
| 64      | Pair of Cottages and Gardens .. Ditto ..          | Mr. C. Willis and another .. | .182                            |
| 65      | Park and Woodland .. .. Ditto ..                  | In Hand .. ..                | 84.807                          |
| 66      | Parkland .. .. Ditto ..                           | Ditto .. ..                  | 32.601                          |
| 67      | Estate Nursery .. .. Ditto ..                     | Ditto .. ..                  | 2.633                           |
| 68      | Church House .. .. Ditto ..                       | Mr. C. M. Newton .. ..       | 2.263                           |
| 69      | Woodland .. .. Ditto ..                           | In Hand .. ..                | 43.471                          |
| 70      | Billing Lodge .. .. Ditto ..                      | Ditto .. ..                  | .300                            |
| 71      | Church Wood and Parsons Wood .. Ditto ..          | Ditto .. ..                  | 48.692                          |
| 72      | House, Kennels and Woodlands .. Ditto ..          | Ditto .. ..                  | 133.823                         |
| 73      | Cottage and Garden .. .. Ditto ..                 | Mr. H. Kimbell .. ..         | .375                            |
| 74      | Ditto .. .. Ditto ..                              | Mr. C. Cross .. ..           | .393                            |
| 75      | Allotment Garden .. .. Ditto ..                   | Various .. ..                | 1.081                           |
| 76      | Nichols' Lodge .. .. Ditto ..                     | In Hand .. ..                | .049                            |
| 77      | Five Cottages and Gardens .. Ditto ..             | Various .. ..                | .763                            |
| 78      | Cottage and Garden .. .. Ditto ..                 | Mr. O. Clarke .. ..          | .420                            |
| 79      | Ditto .. .. Ditto ..                              | Mr. W. Chown .. ..           | .252                            |
| 80      | Two Allotment Gardens .. .. Ditto ..              | Mr. Thornycroft .. ..        | .256                            |
| 81      | Ditto .. .. Ditto ..                              | Various .. ..                | .280                            |
| 82      | Cottage and Garden .. .. Ditto ..                 | Mr. A. Clayson .. ..         | .200                            |
| 83      | Ditto .. .. Ditto ..                              | Mr. H. England .. ..         | .170                            |
| 84      | Ditto .. .. Ditto ..                              | Mr. W. Reynolds .. ..        | .235                            |
| 85      | Ditto .. .. Ditto ..                              | Mrs. S. Haynes .. ..         | .157                            |
| 86      | Ditto .. .. Ditto ..                              | Mr. R. Nichols .. ..         | .142                            |
| 87      | Ditto .. .. Ditto ..                              | Mr. S. G. Buswell .. ..      | .190                            |
| 88      | Three Cottages and Gardens .. Ditto ..            | Various .. ..                | .265                            |
| 89      | Three Allotment Gardens .. .. Ditto ..            | Ditto .. ..                  | .413                            |
| 90      | School and School House .. .. Ditto ..            | Rev. C. Bach .. ..           | .304                            |
| 91      | Cottage and Garden .. .. Ditto ..                 | Mr. W. Clarke .. ..          | .388                            |
| 92      | Ditto .. .. Ditto ..                              | Mr. C. Wright .. ..          | .394                            |
| 94      | Four Cottages and Gardens, etc. .. Ditto ..       | Various .. ..                | .736                            |
| 94      | The Pytchley Lodge .. .. Ditto ..                 | In Hand .. ..                | 1.128                           |
| 95      | Hackleton House Farm .. .. Hackleton ..           | Mr. J. Sansome .. ..         | 259.249                         |
| 96      | Grass and Arable Land .. .. Ditto ..              | Ditto .. ..                  | 85.518                          |
| 97      | Cottage and Garden .. .. Ditto ..                 | Ditto .. ..                  | .523                            |
| 98      | Four Cottages and Gardens .. Ditto ..             | Ditto .. ..                  | .473                            |
| 99      | Accommodation Land .. .. Ditto ..                 | Mr. H. Pearson .. ..         | 8.255                           |
|         |                                                   | TOTAL .. A.                  | 5179.489                        |

# Method of Offering

## BLOCK A.

The Overstone Park Estate, consisting of Lots 1 to 94 (inclusive), will first be offered in its entirety.

Total Acreage .. .. . 4,825.471 acres.  
 Landlord's Outgoings (for details see page 4) .. .. . £596 16 7  
 Estimated value of Timber (excluding Hedgerow Timber) .. .. £26,265 0 0

If not so sold, the following blocks will be offered.

## BLOCK B.

Lots 24, 28 to 31 (inclusive), 61 to 72 (inclusive), 76, 88 and 94, comprising Overstone Park Mansion, Grounds, Gardens, Stabling, Park and Woodlands, Lakes, Home Farm, Estate Works, Lodge Entrances, etc., and 3 Farms.

### SUMMARY OF LOTS 24 TO 31 (INCLUSIVE), 61 TO 72 (INCLUSIVE), 76, 88 AND 94.

| NO. OF LOT. | DESCRIPTION.                        | QUANTITY DECIMAL ACREAGE. | NO. OF LOT. | DESCRIPTION.                   | QUANTITY DECIMAL ACREAGE. |
|-------------|-------------------------------------|---------------------------|-------------|--------------------------------|---------------------------|
| 24          | Mansion, Park, Stabling, etc. ..    | 90.475                    | 65          | Park and Woodland .. ..        | 84.807                    |
| 25          | South Lodge Farm .. ..              | 168.430                   | 66          | Parkland .. ..                 | 32.601                    |
| 26          | Overstone Farm .. ..                | 301.341                   | 67          | Estate Nursery .. ..           | 2.633                     |
| 27          | Holly Lodge Farm .. ..              | 144.015                   | 68          | Church House .. ..             | 2.203                     |
| 28          | Parkland .. ..                      | 76.012                    | 69          | Woodland .. ..                 | 43.471                    |
| 29          | Ditto .. ..                         | 45.752                    | 70          | Billing Lodge .. ..            | .300                      |
| 30          | Ditto .. ..                         | 17.880                    | 71          | Church Wood and Parson's Wood  | 48.692                    |
| 31          | Ditto .. ..                         | 100.769                   | 72          | House, Kennels and Woodlands.. | 133.823                   |
| 61          | Residential and Dairy Holding..     | 118.625                   | 76          | Nichol's Lodge .. ..           | .049                      |
| 62          | House, Stabling, Buildings & Garden | .630                      | 88          | Three Cottages and Gardens ..  | .265                      |
| 63          | Estate Works .. ..                  | 2.220                     | 94          | The Pytchley Lodge .. ..       | 1.128                     |
| 64          | Pair of Cottages and Gardens ..     | .182                      |             |                                |                           |
|             | Carried forward                     | 1066.331                  |             | TOTAL A.                       | 1416.363                  |

Landlord's Outgoings:—Commuted Tithe Rent Charge (Parish of Sywell) £33 15 0  
 Rent Charge payable to Rector of Overstone .. .. . 54 19 0  
 Estimated Value of Timber £19,865 TOTAL .. .. £88 14 0

## BLOCK C.

Comprises Block B less Lots 25, 26, and 27, the whole being encircled by the Park Wall.

Total Acreage 802a. 2r. 1p. (802.577 acres).

Landlord's Outgoings:—Commuted Tithe Rent Charge (Parish of Sywell) £33 15 0  
 Rent Charge payable to Rector of Overstone .. .. . 24 5 0

Estimated Value of Timber £19,372. TOTAL .. .. £58 0 0

## BLOCK D.

Lots 40 to 47 (inclusive) and 50, 51, Pt. 52, 53, 54, 55, and Pt. 56, forming a Valuable Residential, Agricultural and Sporting Estate, with the Elizabethan Manor House, Sywell Hall, as the principal Residence.

### SUMMARY OF LOTS 40 TO 47 (INCLUSIVE), AND 50, 51, PT. 52, 53, 54, 55, AND PT. 56.

| NO. OF LOT. | DESCRIPTION.                      | QUANTITY DECIMAL ACREAGE. | NO. OF LOT. | DESCRIPTION.        | QUANTITY DECIMAL ACREAGE. |
|-------------|-----------------------------------|---------------------------|-------------|---------------------|---------------------------|
| 40          | Sywell Hall .. ..                 | 20.176                    | 50          | Four Cottages .. .. | .511                      |
| 41          | The Hall Farm, Buildings and Land | 308.944                   | 51          | Ditto .. ..         | .476                      |
| 42          | Allotments .. ..                  | 8.631                     | Pt. 52      | Five ditto .. ..    | .595                      |
| 43          | Sywell Lodge Farm .. ..           | 179.889                   | 53          | Two Cottages .. ..  | .310                      |
| 44          | Wood Lodge Farm .. ..             | 141.280                   | 54          | Ditto .. ..         | .290                      |
| 45          | Sywell Grange Farm .. ..          | 412.736                   | 55          | Three ditto .. ..   | .370                      |
| 46          | Encroachment .. ..                | .030                      | Pt. 56      | Gardens .. ..       | .814                      |
| 47          | Sywell Wood .. ..                 | 219.557                   |             |                     |                           |
|             | Carried forward                   | 1291.243                  |             | TOTAL A.            | 1294.609                  |

Landlord's Outgoings:—Commuted Tithe Rent Charge (Parish of Sywell) £248 1 10  
 Estimated Value of Timber £4,798.

## BLOCK E.

Lots 1, 48, 49, Pt. 52, Pt. 56, 57, 58 and 59 comprise a compact Residential, Agricultural and Sporting Property, which includes the Superior Farm Residence, Sywell House, and part of the Model Village of Sywell.

### SUMMARY OF LOTS 1, 48, 49, PT. 52, PT. 56, 57, 58, AND 59.

| NO. OF LOT. | DESCRIPTION.             | QUANTITY DECIMAL ACREAGE. | NO. OF LOT. | DESCRIPTION.                  | QUANTITY DECIMAL ACREAGE. |
|-------------|--------------------------|---------------------------|-------------|-------------------------------|---------------------------|
| 1           | Hayes Lodge Farm .. ..   | 109.256                   | Pt. 56      | Eleven Cottages and Yards ..  | .520                      |
| 48          | Sywell House Farm .. ..  | 472.380                   | 57          | Forge, Stable, etc. .. ..     | .032                      |
| 49          | Sewage Bed .. ..         | .140                      | 58          | School and School House .. .. | .181                      |
| Pt. 52      | Buildings and Yard .. .. | .035                      | 59          | Rectory Field .. ..           | 7.475                     |
|             | Carried forward          | 581.811                   |             | TOTAL A.                      | 590.019                   |

Landlord's Outgoings:—Commuted Tithe Rent Charge (Parish of Sywell) £237 15 5  
 Land Tax .. .. . 0 0 11

Estimated Value of Timber £1,147 TOTAL .. .. £237 16 4



# STIPULATIONS

1. The Plans are prepared and the quantities are taken from the Second Edition, 1900, of the Ordnance Survey of Great Britain. They are believed to be correct and shall be so accepted both by the Vendor and Purchaser, and no error or mis-statement therein or in the Notes, Summaries and the following Particulars shall annul the Sale or entitle either party to compensation.

2. The description of the cultivation of the lands may be taken as representing their present state, but shall not affect the rights of any tenant or tenants to alter such cultivation, and the properties are sold subject to such rights, and also to the Orders and Regulations under the Defence of the Realm Acts or otherwise as to ploughing of grass lands and other matters.

3. The properties are sold subject to, or with the advantage of, all rights of way, water, light, drainage and fishing, pumps, pipe tracks, and easements of every description that may affect the same, and to all existing tenancies and rights of off-going tenants, and to all outgoing of every description that may be subsisting or chargeable thereon, and the Purchasers are to be deemed to have notice thereof whether mentioned in these Particulars or not. The agreements and leases where in writing can be inspected at the offices of Messrs. FRESHFIELDS & LEESE, New Bank Buildings, 31, Old Jewry, London, E.C.2, by appointment, and Purchasers, whether inspecting or not, shall be deemed to have full notice of the contents thereof.

4. The outgoing that are known to be paid by the Vendor are stated in the description of each respective Lot affected thereby, and unless otherwise stated the properties are believed to be free of tithe rent charge and land tax.

5. The Growing Timber and Underwood are included in the Sale. For the guidance of intending purchasers, the estimated value of the Timber is given at the foot of the descriptions of the Lots, but such amounts do not include the value of the hedgerow Timber.

6. All such fixtures as are usually denominated "Landlord's Fixtures," together with the 3 H.P. Oil Engine and Gas Plant upon Lot 24, will be included in the Sale, but all such articles upon Lot 24 as are usually denominated "Tenant's Fixtures," and the contents of the Glasshouses, in accordance with inventories to be prepared by the Auctioneers and whether mentioned in these Particulars or not, shall be taken to and paid for by the Purchaser of Lot 24 in addition to the purchase money, at Valuation as hereinafter provided.

7. As regards any lands which at the time of the completion of the Purchase are in the hands of the Vendor, the Tenant Right shall be taken to and paid for by the Purchaser or respective Purchasers at a valuation as between an outgoing and an incoming Tenant according to the custom of the country, the hay and straw being taken to at market price. The Vendor shall not be responsible for any claim for dilapidations or otherwise.

8. The valuations mentioned in Clauses 6 and 7 of these Stipulations shall be made by a Valuer on behalf of the Vendor, and by a Valuer whom the Purchaser shall appoint to act on his behalf. The Purchaser shall give to the Auctioneers notice in writing of such appointment within twenty-one days of the signing of the Contract; but if the Purchaser shall refuse or fail so to appoint a Valuer for the purposes aforesaid, or to notify such appointment to the Auctioneers in manner aforesaid, or if the Valuer so appointed shall refuse or neglect to act, and the party appointing him shall not within seven days likewise notify his appointment of another Valuer, then the valuation shall be made by the Vendor's Valuer alone. Before proceeding to make the valuations hereinbefore referred to, the Valuers shall appoint an Umpire whose decision, both in respect of what items shall be included in the valuation as well as their value, shall be conclusive and binding upon both parties, and if such appointment be not made at least one calendar month before the date fixed for the completion of the purchase, such Umpire shall be appointed by the Ministry of Agriculture upon the application of either party or his Valuer.

9. Where lands comprised in more than one Lot or parts of more than one Lot are subject to the same lease or tenancy, the rent shall be apportioned between such Lots as the Land Agent may consider fair and determine and the respective Purchasers shall not require the consent of any tenant to such apportionment or require such rent to be legally apportioned. The tithe rent charge understood to be payable has, where necessary, been apportioned, but for the purposes of this Sale only. The amounts are intended to be approximate only, and the Vendors shall not be called upon to give any legal effect to such division.

10. The Purchasers shall take over all the Vendor's rights and liabilities (if any) in occupation or other roads.

11. The Vendor reserves the right to withdraw any or all of the Lots from Sale without declaring the reserve price.

12. In case where no permanent fence, wall, or boundary exists between Lots, the Purchasers of the several Lots shall, except where otherwise stated, at their joint expense erect and maintain proper boundaries, fences or walls, but the Vendor shall not be under any obligation in respect of fencing of unsold Lots.

13. There are telegraph poles and stays on several of the Lots, and such Lots will be sold with the benefit of and subject to the existing agreements with the Postmaster-General.

14. Should any dispute arise between the Vendor and Purchaser, or between Purchasers, as to the boundary of any Lot or Lots, or any point whatsoever contained in the Plans and Particulars attached hereto, or in the interpretation of any part thereof, the matter in dispute shall be referred to the arbitration of the Auctioneers, whose decision shall be conclusive and binding on all parties, and who shall also decide how the costs of such reference shall be borne.

15. The Vendor reserves the right to hold a Sale or Sales by auction at any time previous to the date of the completion of the purchase.

16. In case of any inconsistency between these Stipulations and the Conditions of Sale the latter shall prevail.



# Particulars

FIRST SESSION commencing at 11.30 o'clock.

£1500.

## LOT 1.

(Coloured Pink on Plan No. 1.)

£2,300

# Hayes Lodge Farm, Sywell

THIS LOT IS IN HAND

**Area 109a. 1r. 1p.**

(109·256a.)

**A Capital Mixed Farm**, five miles from Northampton, adjoining Overstone Park and close to the main Wellingborough Road.

## THE FARM HOUSE

stone-built and slated, contains Dining Room, Sitting Room, Kitchen, two Pantries, Scullery (hard and soft water pumps), two Cellars, three Bedrooms, two good Attics, Coal-house, Wood-house and Tool Store, and E.C. Adjoining the House is a Cottage, containing Parlour, Kitchen, Back Kitchen, three Bedrooms and Attic, Wood-house and Store.

Hard and Soft Water Pumps.

Good Garden and Orchard.

## THE FARM BUILDINGS

partly stone and thatch, partly brick and slate, enclose two good Yards, and include Cowhouse (tie four), Stables for six and three respectively, six Loose Boxes, two 2-bay, one 3-bay and one 6-bay Feeding Sheds, large Barn and Mixing Floor, Chaff-house, Harness Room, 6-bay Wagon Hovel, Implement Shed, Trap-house, Tool-house, Hen-house, Boiler-house and Potato Store.

All Yards are well supplied with Water.

## THE LAND

is level and has long Frontage to a good Road.

*Landlord's Outgoings:—*

Commuted Tithe Rent Charge .. .. . £41 9 5

## SCHEDULE

| NO. ON PLAN.      | DESCRIPTION.                          | DECIMAL ACREAGE. |
|-------------------|---------------------------------------|------------------|
| PARISH OF SYWELL. |                                       |                  |
| Pt. 163           | Arable .. .. .                        | 26·166           |
| Pt. 164           | Drive .. .. .                         | ·986             |
| Pt. 165           | Arable .. .. .                        | 37·133           |
| Pt. 175           | Grass .. .. .                         | 4·000            |
| Pt. 175           | Arable .. .. .                        | 9·356            |
| 178               | Grass .. .. .                         | 1·289            |
| 179               | House, Buildings, Yards, etc. . . . . | 1·771            |
| 180               | Grass .. .. .                         | 4·719            |
| 181               | Arable .. .. .                        | 16·416           |
| Pt. 183           | Grass .. .. .                         | 7·420            |
| TOTAL .. A.       |                                       | 109·256          |

Estimated Value of Timber £30.

## LOT 2.

(Coloured Yellow on Plan No. 1.)

# Moulton Lodge Farm (South)

**Area 163a. 2r. 0p.**

(163·501a.)

Tenants: Messrs. RICHARDSON, and In Hand.

Tenancy: Yearly, 11th October.

## *An Excellent Dairy Farm*

only two and a half miles from Northampton, adjoining the main Kettering Road.

## THE SUPERIOR FARM HOUSE

stone built and slated, stands in large and well-kept Gardens, and contains Hall, Dining Room, Drawing Room, Morning Room, Kitchen, Back Kitchen (hard and soft water), China Cupboard, Pantry and Cellar, five Bed and Dressing Rooms, four good Attics, Bathroom (hot and cold water) with Lavatory Basin and W.C. Two Staircases.

Outside is a Paved Yard surrounded by Wash-house, Wood-house, Coal-house, Saddle Room, Lobby and W.C.

Tennis Lawn, large mature Orchard, and Gardens.

## THE FARM BUILDINGS

are well arranged, and afford ample accommodation. They are stone built and in excellent condition, and include Cow-houses (to tie 30), Milk-house, five Loose Boxes, Stabling for Six, Mixing-house, Chaff-house, Barn, Granary and Store, Wagon Hovel, Implement Sheds, Coach-house, Cart Shelter, two Hen-houses, and Piggery.

Included with the Farm is also a capital Cottage, partly brick, partly half timber work, containing three Bedrooms, Parlour, Kitchen, Wash-house and Pantry.

## THE LAND

is bounded on three sides by main roads, and includes about eighty acres of excellent pasture.

### SCHEDULE

| NO. ON PLAN.       | TENANT.                     | DESCRIPTION.                  | DECIMAL<br>ACREAGE. | TOTAL<br>QUANTITY. |
|--------------------|-----------------------------|-------------------------------|---------------------|--------------------|
| PARISH OF MOULTON. |                             |                               |                     |                    |
| 307                | Messrs. Richardson<br>& Co. | Grass .. ..                   | 30·374              |                    |
| 317                |                             | Ditto .. ..                   | 13·120              |                    |
| 319                |                             | Arable .. ..                  | 11·715              |                    |
| 320                |                             | Orchard .. ..                 | ·788                |                    |
| 321                |                             | House, Buildings, Yards, etc. | 2·191               |                    |
| 322                |                             | Grass .. ..                   | 8·807               |                    |
| 323                |                             | Arable .. ..                  | 16·582              |                    |
| 324                |                             | Cottage and Garden ..         | ·229                |                    |
| 332                |                             | Grass .. ..                   | 17·314              |                    |
| 333                |                             | Arable .. ..                  | 13·059              |                    |
| 334                |                             | Grass .. ..                   | 7·372               |                    |
| 335                |                             | Arable .. ..                  | 15·599              |                    |
| 336                |                             | Ditto .. ..                   | 11·206              |                    |
| 337                |                             | Grass .. ..                   | 2·355               |                    |
| 338                |                             | Arable .. ..                  | 12·558              |                    |
| Pt. 316            | In Hand .. ..               | Trees, etc. .. ..             | ..                  | 163·269<br>·232    |
|                    |                             | TOTAL A.                      | ..                  | 163·501            |



**LOT 3.**

(Coloured Yellow on Plan No. 1.)

*£2,100.***A Valuable Small Holding**

in the Village of Moulton, held by Mr. J. M. HARRIS, with Overstone Farm, on Yearly, 11th October, Tenancy, and extending to

**51a. 3r. 22p.**

(51'887a.)

**THE HOUSE**

stone built and thatched, contains Parlour, Kitchen, Back Kitchen, Pantry, Wash-house, Coal-house, four Bedrooms and Store Room. W.C. and Wood-house.

Well Water.

Sewer Drainage.

Gas.

**THE FARM BUILDINGS**

mainly of stone, with various roofs, include Stabling for Three, Barn, two 3-bay and two 4-bay Feeding Sheds, two Loose Boxes, Root-house, and Wagon Hovel.

The 4-bay Dutch Barn is claimed by the Tenant.

The Yards are well supplied with Water.

**THE LAND**

includes about 27 acres of excellent pasture.

**SCHEDULE**

| NO. ON PLAN.       | DESCRIPTION.                          | DECIMAL ACREAGE. |
|--------------------|---------------------------------------|------------------|
| PARISH OF MOULTON. |                                       |                  |
| 158                | Arable .. .. .                        | 10.998           |
| 159                | Ditto .. .. .                         | 12.249           |
| Pt. 161            | House, Buildings, Yards, etc. . . . . | 1.180            |
| 272                | Grass .. .. .                         | 6.089            |
| 278                | Ditto .. .. .                         | 10.745           |
| 279                | Ditto .. .. .                         | 10.626           |
| TOTAL .. A.        |                                       | 51.887           |

**LOT 4.**

(Coloured Pink on Plan No. 1.)

**A Capital Small Farm**

with Homestead in Moulton Village, occupied by Mr. J. ASPINAL on Yearly, 11th October, Tenancy, and extending to about

**64a. 2r. 38p.**

(64'742a.)

The Woods are In Hand.

**THE FARM HOUSE**

stone built and thatched, contains Dining Room, Sitting Room, Kitchen, Dairy and Pantry, Scullery, three Bedrooms and three Attics, Bathroom and W.C.

Gas is laid on to the House; Spring Water by gravitation.

There is a large Walled Garden, well stocked with Fruit Trees. (The Green-house is claimed by the Tenant.)

## THE FARM BUILDINGS

mostly stone built, include Stables for four with Loose Box, Cow-house, two Loose Boxes, two Barns, 3- and 2-bay Feeding Sheds, Root-house, Hen-house, two Pigsties, Wood-house, Coach-house with room over, 4-bay Cart Shed and Implement Shed.

## THE LAND

is conveniently situated near Moulton Village.

### SCHEDULE.

| NO. ON PLAN.       | TENANT.             | DESCRIPTION.           | DECIMAL<br>ACREAGE. | TOTAL<br>QUANTITY. |
|--------------------|---------------------|------------------------|---------------------|--------------------|
| PARISH OF MOULTON. |                     |                        |                     |                    |
| 141                | Mr. J. P. Aspinal.. | Arable .. ..           | 10.744              | 59.729             |
| 142                |                     | Ditto .. ..            | 11.493              |                    |
| 143                |                     | Ditto .. ..            | 15.646              |                    |
| 145                |                     | Grass .. ..            | 11.575              |                    |
| Pt. 161            |                     | Buildings and Grass .. | 1.230               |                    |
| 162                |                     | Grass .. ..            | 9.041               |                    |
| 138                | In Hand .. ..       | Plantation .. ..       | .329                |                    |
| 139                |                     | Spinney .. ..          | 1.274               |                    |
| 140                |                     | Plantation' .. ..      | 3.410               |                    |
| TOTAL A.           |                     |                        | ..                  | 5.013              |
|                    |                     |                        |                     | 64.742             |

NOTE.—This Lot is sold with the benefit of the right of access for repairing, renewing and maintaining the water supply pipe from Lot 5 and of taking a supply of water therefrom as at present enjoyed so long as this supply is available.

Estimated Value of Timber £67.

### LOT 5.

(Coloured Brown on Plan No. 1.)

## Moulton Farm, Moulton

**Area 166a. Or. 26p.**

(166.166a.)

Tenant, Mr. J. SIDDONS, and In Hand.

Tenancy : Yearly, 11th October.

### *A Capital Dairy Farm*

with Homestead in the Village of Moulton, only four miles from Northampton and adjoining the main road to that Town.

## THE COMFORTABLE FARM HOUSE

stone built and slated, contains Hall, Dining Room, Drawing Room, Kitchen, large Back Kitchen, two good Dairies, Pantry and Cellar, five Bedrooms, Bathroom and W.C. Two outside W.C.'s, Wash-house and Coal-house.

Water is laid on to the house from a spring in Ord. No. 163, and there is also a good Well.

Gas is laid on. Drainage is to sewer.

There is a good Garden, well stocked with Fruit Trees.

*£4,000*  
*£4,900 sold*

## THE FARM BUILDINGS

mainly of stone with slated roofs, enclose two warm Yards, and include Cow-house (tie 14), six loose Boxes, Stable for eight and loose Box, two loose Boxes for nags, two Chaffhouses, two large barns, 6-bay Wagon Hovel, two Granaries, Boiler-house and Cake-store, 5- and 4-bay Feeding Sheds, Mixing-house, 4-bay Dutch Barn, Trap-house and two Pigsties. Detached from the homestead is a set of buildings, brick-built and tiled, comprising 4-bay Feeding Shed, Loose Box, and a Yard.

There is some very useful sheep and corn land on this Holding.

### SCHEDULE

| NO. ON PLAN.       | TENANT.           | DESCRIPTION.                | DECIMAL ACREAGE. | TOTAL QUANTITY. |
|--------------------|-------------------|-----------------------------|------------------|-----------------|
| PARISH OF MOULTON. |                   |                             |                  |                 |
| 101                | Mr. J. Siddons .. | Arable .. ..                | 8.020            |                 |
| 102                |                   | Ditto .. ..                 | 10.410           |                 |
| 103                |                   | Ditto .. ..                 | 10.099           |                 |
| 105                |                   | Sand pit .. ..              | .275             |                 |
| 106                |                   | Arable .. ..                | 13.927           |                 |
| 107                |                   | Ditto .. ..                 | 13.198           |                 |
| 135                |                   | Ditto .. ..                 | 24.194           |                 |
| 136                |                   | Ditto .. ..                 | 14.037           |                 |
| 137                |                   | Ditto .. ..                 | 17.407           |                 |
| Pt. 161            |                   | Buildings, Orchard, etc. .. | 2.220            |                 |
| 163                |                   | Grass .. ..                 | 10.799           |                 |
| 164                |                   | Ditto .. ..                 | 13.298           |                 |
| 166                |                   | Ditto .. ..                 | 13.487           |                 |
| 167                |                   | Ditto .. ..                 | 13.773           |                 |
| 104                | In Hand .. ..     | Spinney .. ..               | ..               | 165.144         |
|                    |                   |                             |                  | 1.022           |
|                    |                   | TOTAL A.                    | ..               | 166.166         |

NOTE.—This Lot is sold subject to the right of access of the owner or occupier of Lot 4 to repair, renew and maintain the existing water pipe from Lot 5 and to take a supply of water therefrom as at present enjoyed.

Estimated Value of Timber £23.

*Lots 6 and 8 will be offered first together; if not so sold, they will be offered separately.*

| LOT. | DESCRIPTION.              | DECIMAL ACREAGE. |
|------|---------------------------|------------------|
| 6    | Manor Farm, Moulton .. .. | 187.832          |
| 8    | Sewage Bed, Moulton .. .. | 1.426            |
|      | TOTAL .. A.               | 189.258          |



**LOT 6.**

(Coloured Yellow on Plan No. 1.)

**Manor Farm, Moulton****Area 188a. 0r. 11p.**

(188·068a.)

Tenant, Mr. C. PAGE and In Hand.

Tenancy: Yearly, 11th October.

***A Useful Corn and Sheep Farm***

with Homestead in Moulton Village, five miles from Northampton, and possessing a superior Farm Residence, suitable for a Hunting Box.

**THE RESIDENCE**

pleasantly situated, overlooking a wide Meadow studded with specimen Forest Trees, is built of stone with slated roof, and contains Hall, Dining Room, Drawing Room, Morning Room, Large Kitchen, Back Kitchen, Larder, Dairy and Cellar, six Bedrooms, Bathroom and Boxroom.

Outside:—Wash-house, Coal-house, Store, and W.C.

Good Garden and Tennis Lawn. Well water. Sewer drainage.

The electric and gas fittings and lavatory basin are claimed by the Tenant.

**THE FARM BUILDINGS**

mainly stone-built and slated, include Nag-stable for two and two loose Boxes, Coach-house, Stable for five, Cow-house for six, Bull-house, four loose Boxes, two 4-bay Feeding-sheds, Barn, Chaff-house and Granary, Root-house and Piggery, 5-bay Wagon Hovel, and three Hen-houses. (Various wooden Hen-houses are claimed by the Tenant.) There is also a modern brick-built feeding shed with yard detached from the homestead.

**THE LAND**

is level and easily worked, and has a long frontage to the Holcot Road.

**SCHEDULE**

| NO. ON PLAN.       | TENANT.        | DESCRIPTION.              | DECIMAL<br>ACREAGE. | TOTAL<br>QUANTITY. |
|--------------------|----------------|---------------------------|---------------------|--------------------|
| PARISH OF MOULTON. |                |                           |                     |                    |
| 79                 | Mr. C. Page .. | Arable .. ..              | 18·303              |                    |
| 95                 |                | Grass .. ..               | 11·529              |                    |
| 96                 |                | Arable .. ..              | 15·447              |                    |
| 97                 |                | Lane .. ..                | ·236                |                    |
| 98                 |                | Arable .. ..              | 12·145              |                    |
| 111                |                | Ditto .. ..               | 12·665              |                    |
| 130                |                | Grass .. ..               | 9·567               |                    |
| 131                |                | Ditto .. ..               | 13·093              |                    |
| 132                |                | Arable .. ..              | 13·551              |                    |
| Pt. 133            |                | Grass .. ..               | 13·300              |                    |
| 171                |                | Arable .. ..              | 12·980              |                    |
| 172                |                | Ditto .. ..               | 9·882               |                    |
| 202                |                | Ditto .. ..               | 9·501               |                    |
| Pt. 203            |                | Ditto .. ..               | 8·581               |                    |
| 216                |                | Grass .. ..               | 2·463               |                    |
| 217                |                | Ditto .. ..               | 4·235               |                    |
| 218                |                | House and Garden ..       | ·491                |                    |
| 219                |                | Buildings, Yards, etc. .. | ·708                |                    |
| 220                |                | Grass .. ..               | 4·699               |                    |
| Pt. 222            |                | Ditto .. ..               | 2·960               |                    |
| Pt. 133            | In Hand .. ..  | Plantation .. ..          | 2·650               | 176·336            |
| 173                |                | Hog Hole, Spinney ..      | 4·639               |                    |
| 174                |                | New Fox Covert ..         | 4·443               |                    |
|                    |                |                           |                     | 11·732             |
|                    |                |                           | TOTAL A.            | 188·068            |

NOTE.—This Lot is sold subject to the right of the Brixworth R.D.C. or the owner or occupier of Lot 8 to pass and repass at all times for all purposes between the points A, B and C on Plan No. 1, and to an easement for the existing line of sewer pipes with right of access for the purpose of repairing, renewing and maintaining the same.

Estimated Value of Timber £57.



MANOR FARM, MOULTON (Lot 6)



OVERSTONE GRANGE (Lot 22)





## LOT 7.

(Coloured Pink on Plan No. 1.)

# An Accommodation Grass Field

adjoining New Fox Covert, Moulton, held by Mr. W. T. BONSOR on Yearly, 11th October, tenancy, and extending to about

**4a. 1r. 10p.**

(4·311a.)

(Numbered 177 and 178 on Plan No. 1.)

There is a Watercourse in the Field.

NOTE.—There is a Right-of-Way to the field from the Pitsford and Holcot Road.

## LOT 8.

(Coloured Green on Plan No. 1.)

# The Moulton Sewage Filtration Bed

Let to the BRIXWORTH R.D.C. on Yearly, 11th October, Tenancy, and extending to

**1a. 1r. 28p.**

(1·426a.)

in the Parish of Moulton.

(Numbered 221 on Plan No. 1.)

NOTE.—This lot is sold with the benefit of a Right-of-Way for all purposes between the points marked A, B and C on Plan No. 1, and of an easement for the existing line of sewer pipes with right of access for the purpose of repairing, renewing and maintaining the same.

## LOT 9.

(Coloured Blue on Plan No. 4.)

# A Farm House

with buildings, Garden and Paddock, known as "PARADE BANK," held with other land by Mr. C. PAGE, on Yearly, 11th October, Tenancy, and extending to

**3a. 1r. 8p.**

(3·300a.)

In the Village of Moulton.

## THE CREEPER-CLAD HOUSE

stone built and thatched, contains Dining Room, Sitting Room, Kitchen, Dairy, Scullery and Pantry, four Bedrooms, two Boxrooms, and Storeroom, and W.C.  
Pump water. Sewer drainage.

## THE BUILDINGS

mainly stone and thatch, include Butcher's Shop, Slaughter-house (disused), Cow-houses for ten, four loose Boxes, Stabling for four Horses, Trap-house, Barn, Chaff-house, Fowl-house, and 3-bay Feeding Shed.

12450

# LOT 10.

(Coloured Pink on Plan No. 1.)

## Moulton Lodge (North), Moulton

**Area 82a. 3r. 1p.**

(82.755a.)

Tenant : Mr. W. H. PAINTER.

Tenancy : Yearly, 11th October.

**A Good Corn and Stock Farm** on the Holcot Road.

### THE CREEPER-CLAD FARM HOUSE

which faces a wide Lawn and commands splendid views, is stone built with slated roof, and contains : Dining Room, Sitting Room, Kitchen, Back Kitchen, Pantry, Wash-house and Cellar, five Bedrooms, Boxroom and Bathroom. Two W.C.'s, and Store.

### GOOD GARDEN

Well water, pumped to tank in top of House.

The Outbuildings comprise two loose Boxes, Saddle Room, and Coach-house.

### THE FARM BUILDINGS

mainly of stone with slated roofs, include Cow-houses (two nine) and Bull-house, Stable for four, Barn, Root-house, Mixing Floor and Granary, two loose Boxes, 4-bay Feeding Shed and loose Box, Woolroom, 4-bay Wagon-hovel, Engine-house, Coal-house, three Hen-houses, and two Piggeries.

### THE LAND

is conveniently situated for working, nearly all fields having long road frontage.

### SCHEDULE

| NO. ON PLAN. | DESCRIPTION.                  |    |    |    |    |    |    |    | DECIMAL ACREAGE. |
|--------------|-------------------------------|----|----|----|----|----|----|----|------------------|
|              | PARISH OF MOULTON.            |    |    |    |    |    |    |    |                  |
| 22           | Arable                        | .. | .. | .. | .. | .. | .. | .. | 15.517           |
| 23           | Ditto                         | .. | .. | .. | .. | .. | .. | .. | 10.786           |
| 68           | Ditto                         | .. | .. | .. | .. | .. | .. | .. | 11.700           |
| 69           | Grass                         | .. | .. | .. | .. | .. | .. | .. | 11.660           |
| 70           | Ditto                         | .. | .. | .. | .. | .. | .. | .. | 4.754            |
| 71           | House, Buildings, Yards, etc. | .. | .. | .. | .. | .. | .. | .. | .787             |
| 72           | Grass                         | .. | .. | .. | .. | .. | .. | .. | 4.166            |
| 73           | Ditto                         | .. | .. | .. | .. | .. | .. | .. | 8.710            |
| 76           | Ditto                         | .. | .. | .. | .. | .. | .. | .. | 14.675           |
|              | TOTAL A.                      |    |    |    |    |    |    |    | 82.755           |

## LOT 11.

(Coloured Pink on Plan No. 1.)

# A Good Farm House

with Buildings, Orchard and Pasture Field, in the Village of Moulton, held by Mrs. BUSBY, on Yearly, 11th October, Tenancy, and extending to

**8a. 1r. 24p.**

(8·399a.)

## THE HOUSE

stone built and slated, is pleasantly situated, and contains: Hall, Dining Room, Sitting Room (with double doors leading to Tennis Lawn), Morning Room, Kitchen, Scullery, Dairy, Cellar, four First-floor and three Second-floor Bedrooms.

Good Garden, Green-house, and Summer-house.

Gas is laid on to the House.

## THE BUILDINGS

mainly stone built and tiled, include Cow-house (tie six) and loose Box, Stable (two) and loose Box, Coach-house and Loft, Chaff-house, Piggery, and old Mill (two pairs of stones). All machinery and various timber and iron sheds are claimed by the Tenant.

## SCHEDULE

| NO. ON PLAN.       | DESCRIPTION.                           | DECIMAL ACREAGE. |
|--------------------|----------------------------------------|------------------|
| PARISH OF MOULTON. |                                        |                  |
| Pt. 161            | House, Buildings, Garden, etc. .. .. . | ·860             |
| 210                | Grass .. .. .                          | 5·755            |
| 212                | Ditto .. .. .                          | 1·784            |
|                    | TOTAL A.                               | 8·399            |



**LOT 12.***(Coloured Blue on Plan No. 1.)***An Area of Agricultural Land**

At Moulton, adjoining the Holcot Road, held with Parade Bank Farm by Mr. C. PAGE on Yearly, 11th October, Tenancy, and extending to

**94a. 3r. 24p.****(94·902a.)**

The greater part of the land is good free-working arable, and the fields are exceptionally well placed for working, all except one having main road frontage. The small piece of woodland is In Hand.

**SCHEDULE**

| NO. ON PLAN.       | TENANT.       | DESCRIPTION.      | DECIMAL<br>ACREAGE. | TOTAL<br>QUANTITY. |
|--------------------|---------------|-------------------|---------------------|--------------------|
| PARISH OF MOULTON. |               |                   |                     |                    |
| Pt. 99             | Mr. C. Page   | Arable .. ..      | 9·739               |                    |
| Pt. 100            |               | Ditto .. ..       | 20·001              |                    |
| 108                |               | Ditto .. ..       | 14·094              |                    |
| 109                |               | Ditto .. ..       | 18·258              |                    |
| 134                |               | Grass .. ..       | 15·446              |                    |
| 168                |               | Ditto .. ..       | 6·233               |                    |
| 169                |               | Arable .. ..      | 11·023              |                    |
| Pt. 100            | In Hand .. .. | Trees, etc. .. .. |                     | 94·794<br>·108     |
|                    |               | TOTAL .. A.       |                     | 94·902             |

**LOT 13.***Coloured Blue on Plan No. 1.)***Agricultural Land**

adjoining the main Kettering Road, three and a-half miles from Northampton, extending to about

**66a. Or. 3p.****(66·021a.)**

held with Overstone Farm by Mr. J. M. HARRIS on Yearly, 11th October, Tenancy (except the Woodland which is In Hand).

# THE LAND

includes 35 acres of useful grassland and two plantations of mixed firs and hardwoods.

## SCHEDULE

| NO. ON PLAN.       | TENANT.             | DESCRIPTION.      | DECIMAL<br>ACREAGE. | TOTAL<br>QUANTITY. |
|--------------------|---------------------|-------------------|---------------------|--------------------|
| PARISH OF MOULTON. |                     |                   |                     |                    |
| 309                | Mr. J. M. Harris .. | Grass .. ..       | 17.335              | 62.947             |
| 311                |                     | Ditto .. ..       | 16.516              |                    |
| 312                |                     | Arable .. ..      | 13.449              |                    |
| 348                |                     | Grass .. ..       | 2.142               |                    |
| 349                |                     | Ditto .. ..       | 13.505              |                    |
| Pt. 310            | In Hand .. ..       | Clump .. ..       | 1.481               | 3.074              |
| 316                |                     | Trees, etc. .. .. | .165                |                    |
| 350                |                     | Plantation .. ..  | 1.428               |                    |
| TOTAL .. A.        |                     |                   |                     | 66.021             |

Estimated Value of Timber £30.

## LOT 14.

(Coloured Blue on Plan No. 1.)

## Allotment Gardens

South of Moulton Village, extending to

**22a. 2r. 6p.**  
(22.540a.)

(being No. 325 in the Parish of Moulton)

held on Yearly, 11th October, Tenancy by the MOULTON ALLOTMENT ASSOCIATION.

## LOT 15.

(Coloured Pink on Plan No. 1.)

## Three Enclosures of Land

adjoining a hard road South of Moulton Village, held with Moulton Farm by Mr. J. SIDDONS on Yearly, 11th October, Tenancy, and extending to

**33a. 3r. 36p.**  
(33.978a.)

Two of the fields are arable and one grass.

## SCHEDULE

| NO. ON PLAN.       | DESCRIPTION. | DECIMAL ACREAGE. |
|--------------------|--------------|------------------|
| PARISH OF MOULTON. |              |                  |
| 281                | Grass .. ..  | 6.754            |
| 282                | Arable .. .. | 12.697           |
| 308                | Ditto .. ..  | 14.527           |
| TOTAL .. A.        |              | 33.978           |

## MOULTON VILLAGE.—Lots 16 to 21 inclusive

are sold with the benefit of and subject to all necessary rights-of-way, access, water, light and drainage, whether specifically mentioned in the descriptions of the lot or not.

| LOT NO. | COLOUR ON PLAN. | PLAN NO. | DESCRIPTION.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | TENANT.                                                                                   | AREA. | TENANCY.                                       | REMARKS.                                                                                                                                                                                                                      |
|---------|-----------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 16      | Green           | 4        | Three good modern brick and tiled Cottages, Nos. 9, 10 and 11, Moulton :<br>(A) No. 9. Three Bedrooms, Kitchen, Back Kitchen and Pantry.<br>(B) No. 10. Ditto<br>(C) No. 11. Two Bedrooms, Living Room, Kitchen and Pantry.<br>Included with each Cottage is a Barn, W.C. & Pigsty, and there is a Wash-house used in common. Good large gardens.                                                                                                                                                                                         | Mr. A. Mabbutt<br>Mr. J. G. Mabbutt<br>Mr. G. Richardson                                  | .910  | Weekly<br>Ditto<br>Ditto                       | Landlord pays Rates.<br>These Cottages will be offered first together.<br>If not so sold they will be offered separately as occupied, each Cottage with all necessary rights, and with joint use of the wash-house and pumps. |
| 17      | Green           | 4        | Two stone and slate Cottages, Nos. 1 and 2, Moulton :<br>(A) No. 1. Two Bedrooms, Kitchen, and Scullery.<br>(B) No. 2. Ditto.<br>Each Cottage has also a Barn, Pigsty and good garden. Well water (pump used jointly).                                                                                                                                                                                                                                                                                                                    | Mr. A. York<br>Mr. J. Siddons                                                             | .400  | Weekly<br>Ditto                                | Ditto<br>£220                                                                                                                                                                                                                 |
| 18      | Green           | 4        | Block of five Cottages, Nos. 12, 13, 14, 15 and 16, Moulton :<br>(A) No. 12. Stone and slate, two Bedrooms, Kitchen and Pantry.<br>(B) No. 13. Ditto.<br>(C) No. 14. Ditto.<br>(D) No. 15. Stone and thatch : two Bedrooms, two Kitchens, Pantry and Cellar.<br>(E) No. 16. Stone and thatch : two Bedrooms, two Kitchens and Pantry.<br>Each Cottage has a Barn, Pigsty, W.C., Ashpit and good garden. No. 15 has in addition a second Barn and a Store-house. Water supply from wells, a hard and a soft water pump being used jointly. | Mr. C. Reynolds<br>Mr. J. Aspinall<br>Mrs. J. Wooding<br>Mr. T. Birch<br><br>Mrs. Beasley | .530  | Weekly<br>Ditto<br>Ditto<br>Ditto<br><br>Ditto | Ditto                                                                                                                                                                                                                         |



# MOULTON VILLAGE.—Lots 16 to 21—continued.

| LOT NO.           | COLOUR<br>ON PLAN. | PLAN NO. | DESCRIPTION.                                                                                                                                                                                                                                                                                                                                                                                                                                                  | TENANT.                                                                                     | AREA.  | TENANCY.                                   | REMARKS.                                                                                                                                                                                                                   |
|-------------------|--------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|--------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 19<br><i>sold</i> | Brown              | I        | A row of six brick and slate Cottages,<br>Nos. 3, 4, 5, 6, 7 and 8, Moulton :<br>(A) No. 3. Parlour, Kitchen, Back<br>Kitchen, Cellar, two Bedrooms.<br>(B) No. 4. Ditto.<br>(C) No. 5. Ditto.<br>(D) No. 6. Ditto.<br>(E) No. 7. Ditto.<br>(F) No. 8. Ditto.<br>Included with each Cottage is a Barn,<br>W.C., Pigsty, Ashpit and a large and<br>good garden. Hard and soft well water,<br>the pumps being used jointly by the<br>occupiers of the Cottages. | Mr. C. Page<br>Ditto<br>Mr. A. Daniels<br>Mr. F. Buswell<br>Mr. J. Siddons<br>Mr. J. Mott   | 2-758  | Weekly<br>Ditto<br>Ditto<br>Ditto<br>Ditto | These Cottages will be<br>offered first together.<br>If not so sold they will<br>be offered separately as<br>occupied, each Cottage<br>with all necessary rights,<br>and with joint use of<br>the wash-house and<br>pumps. |
| 20<br><i>sold</i> | Blue               | I        | Two Accommodation Grass-fields adjoin-<br>ing Moulton Village.                                                                                                                                                                                                                                                                                                                                                                                                | Mr. T. Valentine<br>(No. 271, pt. 161 ;<br>2-324 a.)<br>Mr. J. Siddons<br>(No. 280 ; 8-570) | 10-894 | Yearly,<br>11th October<br>Ditto           | <i>L200</i><br><i>L700 sold</i>                                                                                                                                                                                            |
| 21<br><i>sold</i> | Blue               | I        | Two Accommodation Grass-fields in<br>Moulton Village, Nos. 160 and 273.                                                                                                                                                                                                                                                                                                                                                                                       | Mr. J. Siddons                                                                              | 7-013  | Yearly,<br>11th October                    | <i>L300</i><br><i>L500 sold</i>                                                                                                                                                                                            |

*Lots 22 and 23 will be offered first together ; if not so sold, they will be offered separately*

| LOT NO. | DESCRIPTION.                   | DECIMAL ACREAGE. |
|---------|--------------------------------|------------------|
| 22      | Overstone Grange Farm .. .. .  | 419.979          |
| 23      | Grass Field by Rectory .. .. . | 20.671           |
|         | TOTAL A.                       | 440.650          |

|                                                       |  |    |    |    |
|-------------------------------------------------------|--|----|----|----|
| <i>Landlord's Outgoings :—</i>                        |  | £  | s. | d. |
| Rent Charge payable to Rector of Overstone .. .. .    |  | 21 | 1  | 0  |
| Commuted Tithe Rent Charge (Parish of Sywell) .. .. . |  | 0  | 12 | 2  |
| Total A...                                            |  | 21 | 13 | 2  |

Estimated Value of Timber £113.

## LOT 22.

(Coloured Yellow on Plan No. 1.)

# Overstone Grange, Overstone

## Area 419a. 3r. 36p.

(419.979a.)

Tenant : Mr. F. A. HARRIS and In Hand.

Tenancy : Yearly, 11th October.

## *An Excellent Dairy and Mixed Farm*

on the main Kettering Road, five miles from Northampton, with a superior Farm Residence, suitable for use as a Hunting Box.

## THE RESIDENCE

stone built in the Tudor style and thatched with Norfolk reeds, occupies an exceedingly pleasant situation facing a small park and enjoys wide views over the countryside. It is approached by a short drive from the Kettering Road, from which it is screened by a spinney of ornamental trees and shrubs. It contains :—

ON THE GROUND FLOOR.—Large Hall, Drawing Room with white marble mantel and tiled hearth. Dining Room, with black marble mantel and tiled hearth, Morning Room, Kitchen with short serving passage to Dining Room, Back Kitchen (with separate staircase to Man's Room over), Pantry (hot and cold water) and Cellar, good Larder and Dairy (both facing North).

ON THE FIRST FLOOR are five Bedrooms, Bathroom (hot and cold water) with lavatory basin, and W.C.

ON THE SECOND FLOOR are four good Attics.

Hard and soft well water.

Sewer drainage.

## THE GROUNDS

include a Lawn shaded by Chilian Pine, Cypress, Yew and other ornamental trees and shrubs, a large partly-walled garden well-stocked with fruit trees, and containing two vineries and a four-light frame ; and a splendid mature orchard in full bearing.

## THE OUTBUILDINGS

attached to the House surround a Paved Yard and comprise Hack Stable for two, with loose Box and Garage with Room over, Coach-house, Saddle Room, Wood-house and Cycle Store.

## THE FARM BUILDINGS

mainly of stone with slated roofs, are in splendid condition, and are arranged to enclose and shelter four large Yards (sub-divided into eight by good post and rail fences). They include Cow-houses (tie 38), Bull-house, Milk-room, eight loose Boxes, Stables for seven and two, with Chaff-house and Loft, two large Barns, Cake-store and Granary, 6, 5 and 4-bay Feeding Sheds, two Hen-houses, Coal-house, Oil-store, four Pigsties, Meal-house, two 4-bay Dutch Barns, 7-bay Wagon-hovel, Trap-house, and 4-bay Implement shed.

The Yards are well supplied with water.

Attached to the Farm Buildings is a

## Stone and Thatched Cottage

containing three Bedrooms, Kitchen, Back Kitchen and Dairy, and adjoining the Buildings is a row of

## Four Good Brick-built and Tiled Cottages

two of which contain three Bedrooms, Kitchen, Back Kitchen and two Pantries, and two with two Bedrooms, Kitchen, Back Kitchen and Pantry. In addition each cottage has a Barn, F.C. and ashpit, and there is a Wash-house in common.

There is also a useful off-lying set of Buildings consisting of Feeding Sheds with Yards, etc., constructed of stone and covered with slate.

## THE LAND

is intersected by the main Kettering Road and includes excellent Corn and Sheep Land in addition to the pastures.

Landlord's Outgoings:—

|                                                  | £          | s.        | d.       |
|--------------------------------------------------|------------|-----------|----------|
| Rent Charge payable to Rector of Overstone ..    | 21         | 1         | 0        |
| Commuted Tithe Rent Charge (Parish of Sywell) .. |            | 12        | 2        |
| <b>TOTAL</b>                                     | <b>£21</b> | <b>13</b> | <b>2</b> |

## SCHEDULE

| NO. ON PLAN.         | TENANT.             | DESCRIPTION.                 | DECIMAL<br>ACREAGE. | TOTAL<br>QUANTITY. |
|----------------------|---------------------|------------------------------|---------------------|--------------------|
| PARISH OF OVERSTONE. |                     |                              |                     |                    |
| Pt. 105              | Mr. F. A. Harris .. | Grass .. .. .                | 26.466              |                    |
| 108                  |                     | Arable .. .. .               | 25.556              |                    |
| 109                  |                     | Grass .. .. .                | 27.094              |                    |
| 112                  |                     | Ditto .. .. .                | 28.920              |                    |
| 113                  |                     | Arable .. .. .               | 23.717              |                    |
| 114                  |                     | Ditto .. .. .                | 36.883              |                    |
| 115                  |                     | Ditto .. .. .                | 35.135              |                    |
| 116                  |                     | Ditto .. .. .                | 33.989              |                    |
| 117                  |                     | Grass .. .. .                | 15.575              |                    |
| 118                  |                     | Arable .. .. .               | 21.906              |                    |
| 119                  |                     | Grass .. .. .                | 28.926              |                    |
| 122                  |                     | Buildings, etc. .. ..        | .439                |                    |
| 123                  |                     | Roadway .. .. .              | .546                |                    |
| 126                  |                     | House, Garden, Grounds, etc. | 1.751               |                    |
| 127                  |                     | Grass .. .. .                | 3.718               |                    |
| 128                  |                     | Ditto .. .. .                | 5.942               |                    |
| 129                  |                     | Cottages and Gardens ..      | .403                |                    |
| 130                  |                     | Farm Buildings, Yards, etc.  | 1.447               |                    |
| 131                  |                     | Orchard .. .. .              | .688                |                    |
| 135                  |                     | Grass .. .. .                | 19.275              |                    |
| 137                  | Arable .. .. .      | 15.569                       |                     |                    |
| 143                  | Ditto .. .. .       | 32.259                       |                     |                    |
| 151                  | Ditto .. .. .       | 14.207                       |                     |                    |
| PARISH OF SYWELL.    |                     |                              |                     |                    |
| 29                   |                     | Arable .. .. .               | 2.322               | 404.931            |
| 31                   |                     | Grass .. .. .                | 1.489               |                    |
| 32                   |                     | Ditto .. .. .                | .709                |                    |
| PARISH OF OVERSTONE. |                     |                              |                     |                    |
| Pt. 98               | In Hand .. ..       | Pt. of Cow pasture Spinney   | 2.014               | 15.048             |
| 104                  |                     | Ditto .. .. .                | 3.117               |                    |
| Pt. 109              |                     | Trees, etc. .. .. .          | .076                |                    |
| 110                  |                     | Plantation .. .. .           | 9.020               |                    |
| 124                  |                     | Spinney .. .. .              | .821                |                    |
|                      |                     |                              | TOTAL A.            | 419.979            |

NOTE.—This Lot is sold subject to the right-of-way for all purposes of the owner or occupier of Lot 23 between the points marked X, Y and Z on Plan No. 1.

Estimated Value of Timber £113.



## LOT 23.

(Coloured Blue on Plan No. 1.)

# An Accommodation Arable Field

adjoining the Rectory and near Overstone Grange Farm extending to about

**20a. 2r. 27p.**

(20·671a.)

(Numbered 144 in the Parish of Overstone.)

Held by the Rev. C. BACH on Yearly, 11th October, tenancy.

NOTE.—The Lot is sold with the benefit of a Right-of-Way for all purposes over Lot 22 between the letters X, Y and Z on Plan No. 1.

## LOT 24.

(Coloured Blue on Plan No. 1.)

# The Important Freehold Residential Property

known as

## OVERSTONE PARK

with its

### *Grounds, Garden, Stabling and Parkland*

occupying a highly favoured situation, about four miles north of the County Town of NORTHAMPTON, and covering an area of about

**90a. 1r. 36p.**

(90·475a.)

With the exception of the Parkland, which is let, together with other lands, to Mr. H. KIMBELL and Mr. J. P. ASPINAL on Yearly (11th October) Tenancies, the Lot is in hand, and possession can be had on completion of the purchase.

*Landlord's Outgoings:—*

Rent Charge payable to Rector of Overstone .. .. £4 10 6

## THE MANSION

which is admirably placed in a Park, famed for its exceptional beauty, is of imposing appearance, and most substantially constructed of Stone. It presents an attractive example of the French Renaissance style of architecture and the principal fronts are bold in design and elaborately ornamented, the most striking feature being the Tower in the centre of the Western Façade.

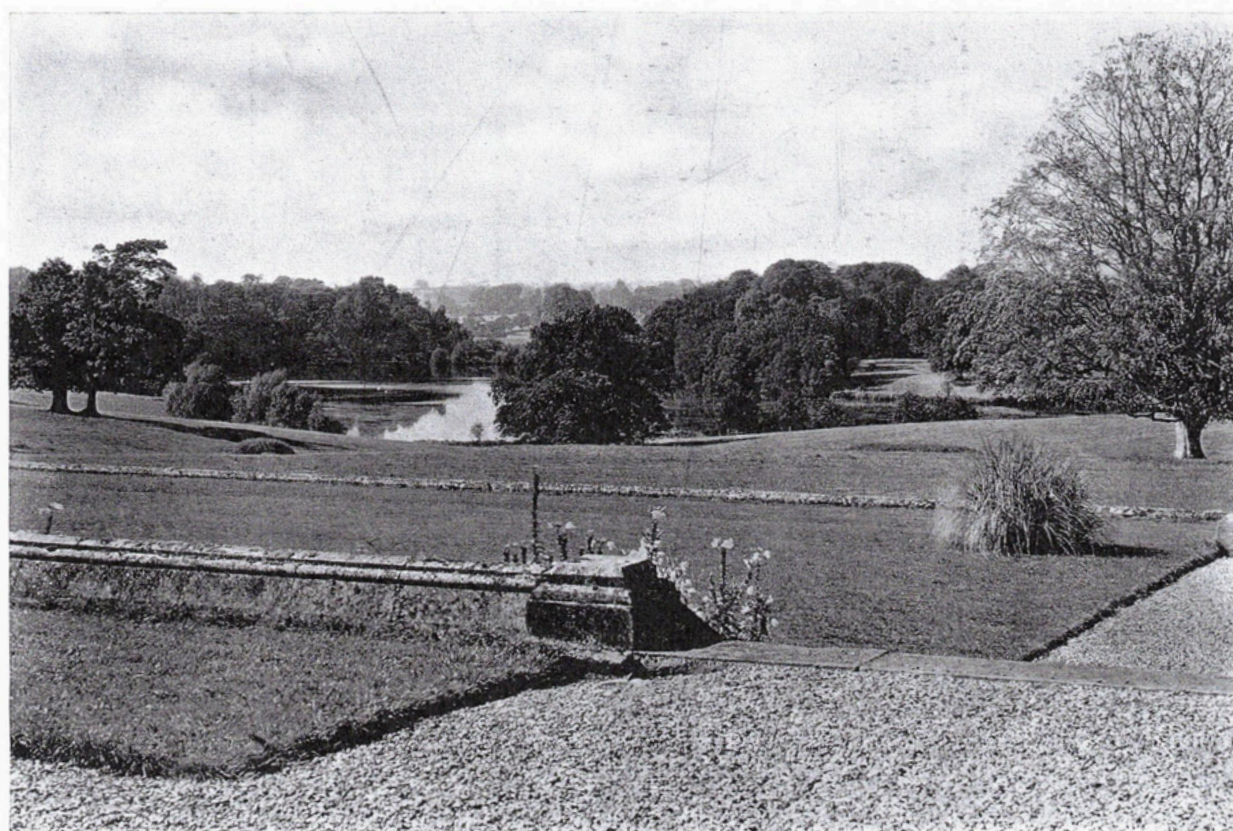
Four Carriage Drives converge at the Vestibule on the northern front, the principal one passing under a three-division carved stone archway crowned by five stone pinnacles and fitted with handsome iron gates (formerly the entrance gates to the old Pytchley Club House) and crossing the Lake by a picturesque stone bridge.

From its altitude of about 350 feet above sea level, the Mansion commands delightful Home Views of the Park and Lake and glorious vistas of the well-wooded undulating country beyond, and offers the following accommodation:—





THE MANSION FROM THE LAKE (Lot 24)



OVERSTONE PARK—View from Terrace (Lot 24)





## On the Ground Floor

### VESTIBULE

fitted with massive oak door, oak-ribbed and panelled ceiling and tiled floor. Glazed oak doors lead to

### THE ENTRANCE HALL

about 29 ft. by 23 ft. 6 in. by 15 ft. 3 in. high. The ceiling is divided into squares by richly carved oak ribs, with oak-leaf bosses at the intersections and pendant oak flower ornaments in the centre of each panel. The floor is of oak parquet, the dado is also of oak, and the open tiled fireplace is enclosed by oak and marble mantelpiece.

### THE HALL

is divided by oak-lined and panelled arches on carved stone bases from

### THE CENTRAL STAIRCASE

which is of massive carved oak work, the newels and balusters ornamented with carved oak-leaf and apple design.

### THE RECEPTION ROOMS

are over 15 ft. in height, and comprise :—

#### BILLIARD ROOM

measuring about 38 ft. by 23 ft. 6 in., excluding bay, and lighted by five windows. The ceiling is decorated in a similar manner to that of the Entrance Hall, and the fitments include panelled oak dado, grained-marble mantelpiece, tiled hearth and marble kerb with steel and brass-mounted rail. The floor is of oak.

#### DINING ROOM

the dimensions of which are 33 ft. 6 in. by 24 ft., excluding bay window, is decorated *en suite* and contains a sienna and black marble mantelpiece of classic design. A door leads to the Serving Room, which has a gas plate-heater and range of cupboards and drawers.

#### GUN ROOM AND SERVING ROOM

GARDEN ENTRANCE, W.C. and lavatory basin (hot and cold supplies).

#### DRAWING ROOM

about 37 ft. 6 in. by 24 ft., excluding bay window, which is enriched with a handsomely modelled plaster-work ceiling, statuary marble mantelpiece, open tiled fireplace and pine wood floor.

#### LIBRARY

52 ft. by 23 ft., excluding bay window. A fine apartment with ceiling decorated in plaster-work, the centre panel consisting of the Overstone Coat-of-Arms. It has two marble mantelpieces, each surmounted by massive carved oak and gilt overmantels.

These Rooms are fitted with heavy oak pedimented and moulded doors with marble casings to the frames on the main corridor side, and the latter has marble, stone and oak pilasters at intervals.

SMALL DINING ROOM, 19 ft. 6 in. by 17 ft. 6 in. W.C., Terrace Entrance and secondary Staircase to Family Wing. TWO SITTING ROOMS, one measuring 18 ft. by 17 ft. BOUDOIR, 23 ft. by 17 ft., having antique four-tier carved oak mantelpiece.

### VESTIBULE AND SOUTH ENTRANCE

## On the First Floor

MAIN LANDING, decorated with oak pilasters and having six oak-framed arches leading to the principal Bed Chambers; the fitments of the latter being in excellent taste and of superior quality. They comprise :—

BEDROOM No. 1.—24 ft. 4 in. by 17 ft. 7 in., excluding bay window, communication with two Dressing Rooms. BEDROOM No. 2.—28 ft. by 15 ft., excluding bay window, communicating with Dressing Room. BEDROOMS Nos. 3 and 4. DRESSING ROOM and LOBBY. FIVE OTHER BEDROOMS, the largest measuring 22 ft. 6 in. by 18 ft., exclusive of large bay.

There are also FIFTEEN BEDROOMS AND ONE DRESSING ROOM. Ladies' Maid's Room and Maid's Bedroom. Six W.C.'s Maids' Sinks, etc. Two well-fitted Bathrooms.



## ELEVEN BED AND TWO DRESSING ROOMS

BATHROOM and THREE W.C.'s, and TOWER from which magnificent panoramic views of the surrounding country are obtained.

## THE DOMESTIC OFFICES

are placed on the Ground Floor level, and comprise: Kitchen with lantern light roof, Ovens and Hot Plates, fitted Linen Cupboard, Scullery with 4-division copper-lined sink, Coal-hole, Wash-house with two coppers, 6-division Washing Sink (hot and cold supplies), Ironing Room, Pantry, Still Room with sink (hot and cold supplies), Range, Pastry and Plate Heaters, Housekeeper's Room, Servant's Hall, Lamp Room, large walled Safe, Butler's Pantry, double lead-lined sink (hot and cold supplies), Plate Cupboard and Drawers, Butler's Bedroom, W.C. and Urinal, Butler's Sitting and Bedroom, three Larders and Boot Room. There is a Service Lift from the Ground Floor to the Second Floor.

## ARCHED CELLARAGE

extends under the main portion of the Mansion, and includes Wine and Beer Cellars, four independent Hot-water Heaters and Muniment Room.

Drinking Water is obtained from a well by wheel pump in enclosure No. Pt. 58 (Lot 66), and in addition there is an unfailing supply of soft water derived from the Pike Ponds (Lot 61) by a water-wheel, 3 h.p. Hornsby-Ackroyd Oil Engine, and a ram situate in Ice-house Plantation.

The Drainage has an excellent fall and the effluent discharges into the lake.

Gas is laid on from the Estate Gas Works.

Hot-air Heating is supplied to many of the principal rooms and corridors.

## THE STABLING

is comprised in an imposing rectangular building, the entrance to which is surmounted by a clock and bell turret, and the ridges of the roofs are ornamented with stone finials. The Stalls and loose Boxes are furnished with iron fittings and paved. The accommodation offered is as follows: 13 loose Boxes, 20 Stalls, large Coach-house or Garage and two Covered Washing Yards. Saddle Room, Cleaning Room, two Washing Rooms, Mess Room, Waiting Room, W.C., Scullery, and two Yards.

ON THE UPPER FLOOR is a FOUR-ROOMED FLAT for the Head Groom, two Foremen's Bedrooms, 14 Dormitories and several Lofts.

Several of the Rooms are Radiator-heated by a furnace and boiler in the Basement.

## THE STUD GROOM'S HOUSE

is under the same roof, and contains two Rooms and Scullery downstairs and three Bedrooms and W.C. upstairs.

On the West Front of the Mansion is

## A BROAD GRAVELLED TERRACE WALK

verged by Lawns and flanked by a Stone Balustrade and Yew Hedge. Three flights of Balustraded Stone steps lead to

## THE TERRACED LAWNS

a stone retaining wall dividing the latter from

## THE GRASSY SLOPES

stretching to the margin of the Lake, a picturesque sheet of water about 21 acres in extent, which provides excellent coarse fishing and boating.

## THE PLEASURE GROUNDS

surround the three remaining sides of the Mansion and are planted with a choice variety of

## ORNAMENTAL SPECIMEN TREES

of the deciduous and coniferous varieties, and are tastefully laid out in Lawns, Flower Beds and Rhododendron Clumps.

Lawn for Four Tennis Courts, Summerhouse and Sundial.

# THE KITCHEN GARDENS

are enclosed by stone walls, about 9 ft. in height.

## THE GLASSHOUSES AND GARDEN PREMISES

consist of 3-division Peach-house and Vinery, five heated Span-roof Frames, two Lean-to Heated Frames, Ornamental Conservatory, and Lean-to Peach-house, Packing Shed, Stoke-hole with "Ideal" Boiler, Mess Room, Mushroom-house, Packing Shed, Potting Shed, Stoke-hole with two "Ideal" Boilers.

## *The Charming Parkland*

included with the Lot is magnificently Timbered.

In the Ornamental Plantation, No. 66, is a brick, timber and slated

## BOATHOUSE

adjoining the Lake.

## THE GAS WORKS

are placed about half-a-mile from the Grounds, and comprise: Retort-house with six retorts, Lean-to Mess Room, Purifying-house, Scrubber, two Purifying Boxes, Coal-house and two Gas Holders.

The Lot also includes

**The Manor or Lordships, or Reputed Manors or Lordships of Overstone and Sywell** together with any titles, rents, royalties and privileges attached thereto, and the Advowson to the Living of Overstone.

### SCHEDULE

| NO. ON PLAN.         | TENANT.            | DESCRIPTION.               | DECIMAL ACREAGE. | TOTAL QUANTITY. |
|----------------------|--------------------|----------------------------|------------------|-----------------|
| PARISH OF OVERSTONE. |                    |                            |                  |                 |
| 2                    | In Hand .. ..      | Pt. Icehouse Plantation .. | 3.768            |                 |
| Pt. 5                |                    | Carriage Drive .. ..       | .072             |                 |
| Pt. 10               |                    | Ditto .. ..                | .768             |                 |
| Pt. 28               |                    | Ditto .. ..                | .720             |                 |
| 42                   |                    | Plantation .. ..           | 1.235            |                 |
| 45                   |                    | Mansion, Grounds, etc. ..  | 13.246           |                 |
| Pt. 47               |                    | Stables, etc. .. ..        | 2.752            |                 |
| Pt. 51               |                    | Pt. Pond Head Spinney ..   | 5.574            |                 |
| Pts. 55              |                    | Drive .. ..                | .967             |                 |
| and 57               |                    |                            |                  |                 |
| 56                   |                    | Lake .. ..                 | 21.940           |                 |
| Pt. 57               |                    | Drive .. ..                | .600             |                 |
| 65A                  |                    | Gasworks .. ..             | .476             |                 |
| 66                   |                    | Spinney and Boathouse ..   | 1.455            |                 |
| 70                   |                    | Carriage Drive? .. ..      | 1.007            |                 |
| PARISH OF SYWELL.    |                    |                            |                  |                 |
| 173                  |                    | Pt. Icehouse Plantation    | 3.651            | 58.231          |
| PARISH OF OVERSTONE. |                    |                            |                  |                 |
| Pt. 30               | Mr. J. P. Aspinall | Park .. ..                 |                  | 1.730           |
| Pt. 28               | Mr. H. Kimbell ..  | Ditto .. ..                | 2.730            |                 |
| 50                   |                    | Ditto .. ..                | 15.404           |                 |
| Pt. 58               |                    | Ditto .. ..                | 9.480            |                 |
| Pt. 58               |                    | Ditto .. ..                | 2.540            |                 |
| Pt. 58               |                    | Part Drive .. ..           | .360             |                 |
| TOTAL .. A.          |                    |                            |                  | 30.514          |
|                      |                    |                            |                  | 90.475          |

The Entrance Archway is included with this Lot.

NOTE.—The Lot is sold with the benefit of the following easements:—

(a) Over Lot 28 for the line of pipes from the Gas Works to the Mansion. (b) Over Lots 61 and 66 for the line of water supply pipes from Icehouse Plantation to the Mansion and Stables. (c) Over Lot 66 for the line of water supply pipes from the Well House to the Mansion with rights of access in all cases for all purposes. (d) A right-of-way over Lot 61 to Icehouse Plantation for all purposes; and subject to the right of Lots 61, 62, 63, 64 and 66 to a supply of water for domestic purposes as previously enjoyed, so long as the supply is available, on payment of an annual charge, payable quarterly, of the sums of £10, £5, £10, £2 and £5 respectively, the owners of Lots 61, 62, 63, 64 and 66 to repair and keep in repair the branch line pipes from the main water supply line to such lots and all connections and to be allowed access for such purposes, and subject to the right of Lots 61, 62, 63 and 64 to discharge sewage as previously enjoyed in Icehouse Plantation.

The Lot is also sold subject to rights-of-way reserved to Lots 28, 29, 61, 62, 63, 64, 66, 68, 70, 76 and 94 over the carriage drives leading to the Mansion, and to rights to water stock reserved to Lots 28, 29, 30 and 31. For details, see footnotes to the Lots.

Estimated Value of Timber £1,096.



## LOT 25.

(Coloured Brown on Plan No. 1.)

# South Lodge Farm, Overstone

## *An Important Dairy and Mixed Holding*

possessing well-watered Grassland, and situate about four miles from NORTHAMPTON and 10 miles from KETTERING.

**Area 168a. 1r. 29p.**

(168·430a.)

Tenants: Mr. J. P. ASPINAL, and in Hand.

Tenancy: Yearly, 11th October.

*Landlord's Outgoings:—*

|                                                    | £ | s. | d. |
|----------------------------------------------------|---|----|----|
| Rent Charge payable to Rector of Overstone .. .. . | 8 | 9  | 0  |

## THE FARM RESIDENCE

which is of stone construction with tiled roof, is placed in a commanding situation with extensive views, and contains:—

ON THE GROUND FLOOR.—Porch, Entrance Hall, Drawing and Dining Rooms, about 16 ft. by 16 ft. and 18 ft. by 15 ft., with modern canopy fireplaces, Kitchen, Larder, Dairy, Back Kitchen, with two Coppers, brick Oven, Range, Sink (hot and cold supplies) and Pump.

ON THE FIRST FLOOR.—Four Bedrooms, fitted Bathroom with lavatory basin (hot and cold water supplies), and Pedestal W.C.

ON THE TOP FLOOR.—Three Bedrooms; and in the Basement, Cellars.

## CAPITAL GARDENS AND ORCHARD

with CROQUET LAWN and TENNIS COURT.

## THE FARM BUILDINGS

stand in a convenient position, are built of stone with slated roofs, and include Saddle Room, Mixing-house, Coach-house, four Piggeries, 2-stall Stable, 6-bay Open Cattle Hovel and 2-division Yard, Hen Roost, Barn, Nag-Stable of one Stall and Loose Box with Granary over; Cart-horse Stabling for five, Chaff-house, Mixing-house; 3-bay Open Cattle Hovel, Cowshed for eight and Feeding Shed with 2-division Yard, having Trough and Pump; Loose Box, Cowshed for four, 3-bay Cattle Hovel with small Shed at the rear; 4-bay Dutch Barn, Chaff-house, and Open Hovel, 4-bay Open Cart Hovel, and closed Bay, Hen Roost, and Coal-house.

## *Two Modern Built Cottages*

(Nos. 42 and 43)

stand in Enclosure No. Pt. 31, adjoining the road. Each contains three Bedrooms, Living Room, Sitting Room and Pantry, and have Barns and Privies, and a Wash-house in common. Long Gardens.

In Enclosure No. 39 is a

## 2-BAY OPEN CATTLE SHED

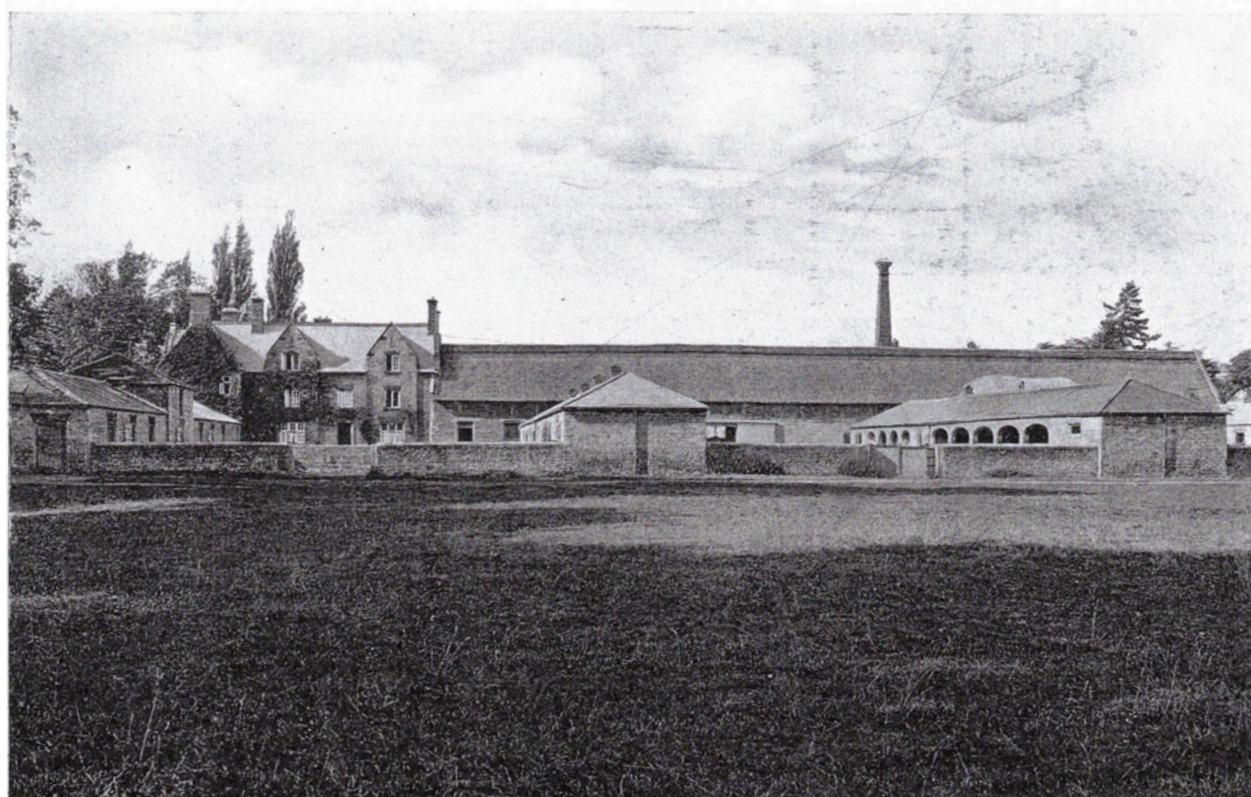
and in No. 35

## A PRODUCTIVE STONE QUARRY AND MESS HOUSE





SOUTH LODGE FARM (Lot 25)



OVERSTONE FARM (Lot 26)





# SCHEDULE

| NO. ON PLAN.         | TENANT.                       | DESCRIPTION.            | DECIMAL<br>ACREAGE. | TOTAL<br>QUANTITY. |
|----------------------|-------------------------------|-------------------------|---------------------|--------------------|
| PARISH OF OVERSTONE. |                               |                         |                     |                    |
| Pt. 16               | Mr. J. P. Aspinal             | Arable .. ..            | 18.833              |                    |
| 17                   |                               | Grass .. ..             | 12.437              |                    |
| 18                   |                               | Arable .. ..            | 17.846              |                    |
| 19                   |                               | Ditto .. ..             | 26.981              |                    |
| Pt. 19A              |                               | Grass .. ..             | 4.434               |                    |
| 20                   |                               | Arable .. ..            | 20.647              |                    |
| 21                   |                               | Grass .. ..             | 1.842               |                    |
| 22                   |                               | Ditto .. ..             | 8.187               |                    |
| Pt. 31               |                               | Cottages and Gardens .. | .666                |                    |
| 32                   |                               | Orchard .. ..           | .586                |                    |
| 33                   | House, Buildings, Yards, etc. |                         | 1.415               |                    |
| Pt. 35               |                               | Arable .. ..            | 22.179              |                    |
| 36                   |                               | Grass .. ..             | 11.399              |                    |
| 39                   |                               | Ditto .. ..             | 19.141              |                    |
| Pt. 31               |                               | In Hand .. ..           | Trees, etc. .. ..   |                    |
| Pt. 35               | Quarry .. ..                  |                         | .150                |                    |
| 38                   | Clump .. ..                   |                         | .479                |                    |
| 40                   | Ditto .. ..                   |                         | .835                |                    |
| 41                   | Trees, etc. .. ..             |                         | .336                |                    |
| TOTAL .. A.          |                               |                         | ..                  | 166.593            |
|                      |                               |                         |                     | 1.837              |
|                      |                               |                         |                     | 168.430            |

Estimated Value of Timber £30.

**LOT 26.**

(Coloured Green on Plan No. 1.)

*Lot 28 & 29 £6,000 withdrawn*

*Sold*

## Overstone Farm, Overstone

### A Superior Residential and Agricultural Holding

within four miles of the County Town of Northampton, and exceptionally well served by capital roads.

**Area 301a. 1r. 14p.**  
(301.341a.)

Tenants: Mr. JOHN M. HARRIS and others.

Tenancies: Yearly, 11th October, and weekly.

Landlord's Outgoings:—

|                                                  |    |    |    |
|--------------------------------------------------|----|----|----|
|                                                  | £  | s. | d. |
| Rent Charge payable to Rector of Overstone .. .. | 15 | 1  | 0  |

### THE CREEPER-CLAD GABLED RESIDENCE

is stone built, has slated roof, and faces a Lawn bordered by flower beds. The accommodation is as follows:—

ON THE FIRST FLOOR.—Six Bedrooms, two of which communicate with Dressing Rooms, Bath Room fitted with bath and lavatory basin (hot and cold water supplies), and pedestal W.C., and two Attics.

ON THE TOP FLOOR.—Two Maid's Bedrooms.

ON THE GROUND FLOOR.—Entrance Porch, tile-paved Entrance Hall, Dining Room about 18 ft. by 16 ft., excluding bay window, Drawing Room about 18 ft. by 16 ft., and Breakfast Room, all fitted with modern fireplaces and mantelpieces, Kitchen with double oven range, Scullery with sink (hot and cold water), Larder having drawers, cupboards and shelves, Pantry with sink (hot and cold supplies), and fitted with drawers and cupboards.

IN THE BASEMENT.—Cellar.

Outside are Dairy, 2-bay open Pump House with two pumps, and a 4-division Lean-to Poultry House.

There is also a PARTLY-WALLED KITCHEN GARDEN, with Lean-to Heated Green-house.



## THE COMMODIOUS FARM BUILDINGS

are admirably arranged round yards open to the South, and are principally stone and brick built, with slated roofs. They comprise :—

Two-stall Nag Stable and Loose Box with Loft over, two large Barns, two loose Boxes and Granary, loose Box, Mixing-house and Root-house with Granary over, fitted with pair of stones ; Boiler-house, Standings for four Cart-houses, 8-stall Cart-horse Stable, Collar and Chaff-house with Loft over, 4-bay open Shed and 2-division Yard with Trough, Engine-house, four Pigsties, Boiler-house with Copper, 5-bay open Cattle Shed and Bull-house with 2-division Yard, Iron Trough, loose Box and Pump.

ACCOMMODATION FOR 56 COWS. Mixing-house and Yard with Pump.

Four-bay open Store Shed, five open Cattle Sheds ranged round a 4-division Yard, 4-bay open Horse Shed and 2-division Yard, double Trap-house, Harness Room, Store Shed and Poultry, and Loft over, Store Room, W.C., Wash-house with two coppers, sink, brick oven and pump, 7-bay open Cart Shed, 4-bay open Lean-to Shed, Poultry-house, Oil Store and Office, 4-bay Dutch Barn, and a 5-bay Dutch Barn. 6-bay open Implement Shed, and a large closed Implement Shed.

### *A Row of Seven Cottages*

with Smithy and Shoeing Shed at the western end of the Village of Overstone, together with capital Out-Premises and Gardens, various Allotments, and a Paddock.

Included in the sale are several well-placed Plantations.

#### SCHEDULE

| NO. ON PLAN.           | TENANT.             | DESCRIPTION.                                                    | DECIMAL<br>ACREAGE. | TOTAL<br>QUANTITY. |         |
|------------------------|---------------------|-----------------------------------------------------------------|---------------------|--------------------|---------|
| PARISH OF OVERSTONE.   |                     |                                                                 |                     |                    |         |
| Pt. 52                 | Mr. J. M. Harris .. | Grass .. .. .                                                   | 23.219              | 286.195            |         |
| 53                     |                     | Arable .. .. .                                                  | 25.574              |                    |         |
| 54                     |                     | Ditto .. .. .                                                   | 20.544              |                    |         |
| 59                     |                     | Ditto .. .. .                                                   | 17.676              |                    |         |
| Pt. 60                 |                     | Ditto .. .. .                                                   | 19.769              |                    |         |
| 76                     |                     | Grass .. .. .                                                   | 1.260               |                    |         |
| 77                     |                     | House, Buildings, Yard, etc.                                    | 3.551               |                    |         |
| 78                     |                     | Orchard .. .. .                                                 | 2.534               |                    |         |
| 82                     |                     | Arable .. .. .                                                  | 22.972              |                    |         |
| 83                     |                     | Ditto .. .. .                                                   | 21.777              |                    |         |
| 94                     |                     | Ditto .. .. .                                                   | 18.120              |                    |         |
| 95                     |                     | Ditto .. .. .                                                   | 17.603              |                    |         |
| 96                     |                     | Ditto .. .. .                                                   | 21.061              |                    |         |
| 97                     |                     | Ditto .. .. .                                                   | 19.049              |                    |         |
| 106                    | Ditto .. .. .       | 20.810                                                          |                     |                    |         |
| PARISH OF MOULTON.     |                     |                                                                 |                     |                    |         |
| 152                    |                     | Arable .. .. .                                                  | 5.411               |                    | 286.195 |
| 154                    |                     | Ditto .. .. .                                                   | 13.055              |                    |         |
| 353                    |                     | Ditto .. .. .                                                   | .108                |                    |         |
| 354                    |                     | Ditto .. .. .                                                   | 12.102              |                    |         |
| PARISH OF OVERSTONE.   |                     |                                                                 |                     |                    |         |
| Pt. 37                 | In Hand .. ..       | Plantation .. .. .                                              | 3.603               | 13.642             |         |
| Pt. 52                 |                     | Ditto .. .. .                                                   | 1.187               |                    |         |
| Pt. 60                 |                     | Trees, etc. .. .. .                                             | .220                |                    |         |
| 61                     |                     | Ditto .. .. .                                                   | .170                |                    |         |
| Pt. 75                 |                     | Plantation .. .. .                                              | .300                |                    |         |
| Pts. 75 and 84         |                     | Ditto .. .. .                                                   | .340                |                    |         |
| 80                     |                     | Spinney .. .. .                                                 | .257                |                    |         |
| 81                     |                     | Ditto .. .. .                                                   | .327                |                    |         |
| Pt. 84                 |                     | Plantation .. .. .                                              | 5.509               |                    |         |
| Pt. 98                 |                     | Pt. Cow-pasture Spinney..                                       | .680                |                    |         |
| PARISH OF MOULTON.     |                     |                                                                 |                     |                    |         |
| 155                    |                     | Trees, etc. .. .. .                                             | .330                | 13.642             |         |
| 156                    |                     | Spinney .. .. .                                                 | .719                |                    |         |
| PARISH OF OVERSTONE.   |                     |                                                                 |                     |                    |         |
| Pts. 73, 75,<br>and 84 | Various .. ..       | 7 Cottages, Gardens,<br>Allotments, .. ..<br>Smithy, etc. .. .. | 1.504               | 1.504              |         |
| TOTAL .. A.            |                     |                                                                 |                     | 301.341            |         |

NOTE.—The Lot is sold subject to an easement in favour of Lot 39 for the existing line of sewer pipes with right of access for the purpose of repairing, renewing and maintaining the same and to a right-of-way reserved to Lot 39 between the points marked K L, on Plan No. 1.

Estimated Value of Timber £233.

**LOT 27.**

(Coloured Grey on Plan No. 1.)

£2.500  
£3,7.00

# Holly Lodge Farm, Overstone

## *A Compact Mixed Agricultural Holding*

of easy working loam soil, bounded by Overstone Village on the south-east and Cow-pasture Spinney on the north-west.

### **Area 144a. Or. 2p.**

(144'015a.)

Tenants: Mr. H. KIMBELL and others.

Tenancies: Yearly, 11th October, and weekly.

*Landlord's Outgoings:—*

|                                                  | £ | s. | d. |
|--------------------------------------------------|---|----|----|
| Rent Charge payable to Rector of Overstone .. .. | 7 | 4  | 0  |

### THE HOMESTEAD

enjoys a convenient position, and is within a short distance of the road from Sywell to Moulton. It comprises:—

#### A STONE-BUILT AND TILED FARM RESIDENCE

containing Porch, Dining and Drawing Rooms about 16 ft. by 13 ft. and 15 ft. by 9 ft. respectively, the former excluding an Ingle Nook, and both fitted with modern tiled canopy fireplace, Kitchen, Wash-house with copper, two pumps, sink and range, Dairy, Pantry, sink in Lobby (hot and cold supplies), and Basement Cellar, four Bedrooms, two Attic Bedrooms, Bath Room with bath and lavatory basin (hot and cold supplies), and W.C.; at the rear is a Coal-house.

#### THE WELL-ARRANGED FARM BUILDINGS

are chiefly stone built and slated, and consist of:—

Four-division Poultry-house, W.C., 3-bay Dutch Barn, 5-bay open Cart Hovel, 2-bay Calf Shed, Loose Box, Barn with Root-bay, Cow Shed for four, Granary over, Cow Shed for 16, Cooling-house, Loose Box, Barn, Loose Box, Stable for two horses, and Granary over; Saddle Room, Hen Roost, Cow Shed, for three, five Loose Boxes, 4-Stall Cart-horse Stable, and 3-bay Hovel.

Within a short distance of the Homestead are

#### TWO STONE-BUILT AND THATCHED FARM COTTAGES

(Nos. 10 and 11)

each with Garden and the following accommodation:—

Two Bedrooms, Living Room and Pantry. There are useful Outbuildings, including two Pigsties, Wash-house, Barns, and W.C.'s. Well water.

Included in the Lot are:—

#### THREE THRIVING PLANTATIONS

# SCHEDULE

| NO. ON PLAN.                                                                           | TENANT.           | DESCRIPTION.                                                                                                                                                                                            | DECIMAL<br>ACREAGE.                                                                                          | TOTAL<br>QUANTITY. |               |
|----------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------|---------------|
| PARISH OF OVERSTONE.                                                                   |                   |                                                                                                                                                                                                         |                                                                                                              |                    |               |
| Pt. 73<br>Pt. 85<br>90<br>90A<br>91<br>92<br>Pt. 93<br>99<br>100<br>102<br>103<br>103A | Mr. H. Kimbell .. | Roadway .. ..<br>Arable .. ..<br>Grass .. ..<br>Ditto .. ..<br>Ditto .. ..<br>House, Buildings, Yards, etc.<br>Arable .. ..<br>Ditto .. ..<br>Grass .. ..<br>Arable .. ..<br>Grass .. ..<br>Ditto .. .. | ·025<br>19·969<br>7·232<br>·478<br>9·397<br>1·323<br>20·881<br>16·824<br>10·159<br>15·940<br>18·043<br>6·742 | 127·013            |               |
| Pts. 85 & 93<br>88<br>101<br>111<br>15                                                 | In Hand .. ..     | Plantation .. ..<br>Trees, etc. .. ..<br>Spinney .. ..<br>Plantation .. ..<br>Ditto .. ..                                                                                                               | 4·858<br>·540<br>·613<br>10·502<br>·309                                                                      |                    |               |
| Pt. 86                                                                                 | Various .. ..     | 2 Cottages and Gardens ..                                                                                                                                                                               | ·180                                                                                                         |                    | 16·822<br>180 |
| TOTAL A.                                                                               |                   |                                                                                                                                                                                                         | ..                                                                                                           |                    | 144·015       |

Estimated Value of Timber £230.

## LOT 28.

(Coloured Green on Plan No. i.)

# A Block of Well-timbered Grass Land

lying between the Village of Overstone and the Mansion.

It covers an area of about

**76a. Or. 2p.**  
(76·012a.)

and is let, together with other Lands, to Mr. J. M. HARRIS and M. H. KIMBELL on Yearly, 11th October, Tenancies, with the exception of a small Spinney, which is In Hand.

Landlord's Outgoings:—

|                                                  |   |    |    |
|--------------------------------------------------|---|----|----|
| Rent Charge payable to Rector of Overstone .. .. | £ | s. | d. |
|                                                  | 3 | 17 | 6  |

# SCHEDULE

| NO. ON PLAN.         | TENANT.             | DESCRIPTION. | DECIMAL<br>ACREAGE. | TOTAL<br>QUANTITY. |
|----------------------|---------------------|--------------|---------------------|--------------------|
| PARISH OF OVERSTONE. |                     |              |                     |                    |
| Pt. 57               | Mr. J. M. Harris .. | Park .. ..   | 33·925              | 57·100             |
| Pt. 66A              |                     | Ditto .. ..  | 23·175              |                    |
| Pt. 68               | Mr. H. Kimbell ..   | Ditto .. ..  | 18·764              | 18·764             |
| Pt. 57               | In Hand .. ..       | Trees .. ..  | ·148                | ·148               |
| TOTAL A.             |                     |              |                     | 76·012             |

The Lot is studded with a large number of exceptionally well-grown Forest Trees.

NOTE.—The Lot is sold with the benefit of rights-of-way over the carriage drives (Lot 24) between the points marked "AC" and "CD" on the plan, and with the right of watering stock in the Lake bounding a portion of the Lot, and subject to an easement reserved to Lot 24 for the existing line of gas pipes from the Gas Works to the Mansion with right of access for the purpose of repairing, renewing and maintaining the same.

Estimated Value of Timber £590.



*£1,000.  
£2,000 withdrawn*

### LOT 29.

(Coloured Yellow on Plan No. 1.)

## An Enclosure of Valuable Park Land

Together with two Spinneys

at the North-western end of the Park, and covering an area of about

**45a. 3r 0p.**

(45.752a.)

The Park land is let, together with other Lands, to Mr. J. M. HARRIS, and the Spinneys are In Hand.

Landlord's Outgoings:—

|                                                    | £ | s. | d. |
|----------------------------------------------------|---|----|----|
| Rent Charge payable to Rector of Overstone .. .. . | 2 | 6  | 0  |

The Lot includes numerous well-grown Forest Trees.

#### SCHEDULE

| NO. ON PLAN.         | TENANT.             | DESCRIPTION.          | DECIMAL<br>ACREAGE. | TOTAL<br>QUANTITY. |
|----------------------|---------------------|-----------------------|---------------------|--------------------|
| PARISH OF OVERSTONE. |                     |                       |                     |                    |
| Pt. 55               | Mr. J. M. Harris .. | Park .. .. .          | 40.447              | 40.447             |
| Pt. 55               | In Hand .. ..       | Clump .. .. .         | .100                |                    |
| 63                   |                     | Spinney .. .. .       | .838                | 5.305              |
| 65                   |                     | Gas House, Spinney .. | 4.367               |                    |
| TOTAL A.             |                     |                       | ..                  | 45.752             |

The Entrance Archway is included with Lot 24.

NOTE.—The Lot is sold with the benefit of a right-of-way over the Carriage Drive (Lot 24) between the points marked "A B" on the Plan and with the right to water stock in the Lake (Lot 24) forming the eastern boundary of the Lot.

Estimated Value of Timber £800.

### LOT 30.

(Coloured Brown on Plan No. 1.)

*no offer*

An Enclosure of

## Well-watered Park Land

adjoining the preceding Lot on the South and numbered 55a on Plan.

It extends to an area of about

**17a. 3r. 20p.**

(17.880a.)

and is let, together with other Lands, to Mr. J. M. HARRIS on a Yearly, 11th October, Tenancy.

Landlord's Outgoings:—

|                                                    | £  | s. | d. |
|----------------------------------------------------|----|----|----|
| Rent Charge payable to Rector of Overstone .. .. . | 18 | 0  |    |

NOTE.—The Lot is sold with the right to water stock in the Lake (Lot 24) on the eastern boundary of the Lot.

Estimated Value of Timber £150.

*£2500  
£3750 withdrawn*

# LOT 31

(Coloured Yellow on Plan No. 1.)

A PICTURESQUELY

## Timbered Area of Parkland

adjacent to the south-eastern margin of the Lake.

**Area 100a. 3r. 3p.**

(100.769a.)

Tenants: Mr. J. P. ASPINAL and others.

Tenancies: Yearly, 11th October.

Landlord's Outgoings:—

|                                                    |   |    |    |
|----------------------------------------------------|---|----|----|
|                                                    | £ | s. | d. |
| Rent Charge payable to Rector of Overstone .. .. . | 5 | 1  | 0  |

Included in the Lot is a large quantity of valuable mixed Timber.

### SCHEDULE

| NO. ON PLAN.         | TENANT.             | DESCRIPTION.             | DECIMAL ACREAGE. | TOTAL QUANTITY. |
|----------------------|---------------------|--------------------------|------------------|-----------------|
| PARISH OF OVERSTONE. |                     |                          |                  |                 |
| Pt. 28               | Mr. H. Kimbell ..   | Park .. .. .             | 18.750           | 18.750          |
| Pt. 30               | Mr. J. P. Aspinal.. | Grass .. .. .            | 41.469           |                 |
| Pt. 43               |                     | Ditto .. .. .            | 30.670           | 72.139          |
| 23                   | In Hand .. ..       | Clump .. .. .            | .587             |                 |
| 24                   |                     | Golden Ash Spinney ..    | 6.493            |                 |
| 29                   |                     | Trees, etc. .. ..        | .367             |                 |
| Pt. 43               |                     | Ditto .. .. .            | .060             |                 |
| 44                   |                     | Clump .. .. .            | .273             | 9.880           |
| Pt. 51               |                     | Pt. Pond Head Spinney .. | 2.100            |                 |
| TOTAL A.             |                     |                          | ..               | 100.769         |

NOTE.—The Lot is sold with the right to water stock in the Lake (Lot 24) on the north-western boundary.

Estimated Value of Timber £1,526.

### LOTS 32 to 37 (inclusive)

*will be offered separately. They comprise Fields of valuable Accommodation Arable Land in the Parish of Moulton adjoining and with frontage to the main Kettering Road, about 4 miles from Northampton.*

| LOT NO. | COLOUR ON PLAN NO. 1. | NO. ON PLAN.  | TENANT.                        | DECIMAL ACREAGE. |
|---------|-----------------------|---------------|--------------------------------|------------------|
| 32      | Pink .. ..            | Pt. 347 & 355 | Mr. J. Aspinal & In Hand .. .. | 10.626           |
| 33      | Brown .. ..           | Pt. 157       | Mr. J. M. Harris .. ..         | 11.578           |
| 34      | Yellow .. ..          | 150           | Mr. J. Aspinal .. ..           | 9.240            |
| 35      | Blue.. ..             | 147           | Mr. J. Siddons .. ..           | 12.260           |
| 36      | Yellow .. ..          | 146           | Ditto .. ..                    | 12.004           |
| 37      | Blue.. ..             | 144           | Ditto .. ..                    | 13.649           |

There is a Land Tax of 9s. 4d. on Lot 32.

*Area (32)  
33) £425  
34) £425  
35) £500  
36) £430 W  
37) passed*

## LOT 38.

(Coloured Green on Plan No. 1.)

# Allotments

£450

at Moulton, adjoining the Village. Held by the MOULTON ALLOTMENTS ASSOCIATION on Yearly, 11th October, Tenancy.

The Allotment Field has frontage to the Holcot Road, and extends in all to about

## 30a. 2r. 1p.

(30.506a.)

### SCHEDULE

| NO. ON PLAN.       | DESCRIPTION.       | DECIMAL ACREAGE. |
|--------------------|--------------------|------------------|
| PARISH OF MOULTON. |                    |                  |
| Pt. 165            | Allotments .. .. . | 26.718           |
| 205                | Road .. .. .       | .195             |
| Pt. 206            | Allotments .. .. . | 3.593            |
|                    | TOTAL .. A.        | 30.506           |

## LOT 39.

(Coloured Yellow on Plan No. 1.)

£20

# The Overstone Filtration Bed

occupying a convenient site at the western end of the Village. It is numbered Pts. 75 and 84 on the Plan, has an area of about

## 32 perches

(.197a.)

and is let to the BRIXWORTH RURAL DISTRICT COUNCIL on lease for seven or fourteen years from the 5th January, 1921.

NOTE.—The Lot is sold with the benefit of an easement for the existing line of Sewer pipes over Lot 26 and a right-of-way over the same Lot between the points marked K L on the plan.

END OF FIRST SESSION.



*Lot 40 no offer*  
SECOND SESSION commencing at 3 o'clock.

**LOT 40.**

(Coloured Yellow on Plan No. 1.)

**Sywell Hall**

***A Picturesque Elizabethan Manor House***

Stands in the Village of Sywell, and with its Grounds, Gardens, Stabling, Groom's Cottage and Paddock, covers an area of about

**20a. Or. 28p.**

(20·176a.)

The House, Grounds, etc., have, until recently, been occupied by Mr. T. A. Dickson, the Agent to the Estate, and Vacant Possession will be given on completion of the purchase. The Field is let to Mr. H. Brown on a Yearly, 11th October, Tenancy.

*Landlord's Outgoings:—*

|                                    | £  | s. | d. |
|------------------------------------|----|----|----|
| Commuted Tithe Rent Charge .. .. . | 10 | 14 | 2  |

**THE HOUSE**

which is built entirely of local sandstone, circa 1595—1610, has weathered to a mellow colour. The gables and parapets are surmounted by pyramidal finials and three ornamented stone bands at varying heights enrich the principal fronts. Several of the windows are mullioned. Entrance is gained by

**TWO STONE FLAGGED PORCHES**

On the north and south sides, and connecting the two Porches is a tessellated paved Hall. Over the Northern Porch is

**A CARVED STONE COAT OF ARMS in Bold Relief**

The accommodation is as follows:—

ON THE GROUND FLOOR.—Dining Room, about 21 ft. by 18 ft., and Library, about 17 ft. by 17 ft. 6 in. (excluding bay window), each with dentilled oak cornice, carved oak panelled dado, mantel, and overmantel fitted with bevelled mirror. The fireplaces have tiled sides and hearths and copper canopy stoves. The floors are of polished oak, and the doors are surmounted with oak pediments.

Ingle-nook Room, about 28 ft. by 12 ft., fitted with oak panelled ingle-nook, 10 ft. 6 in. by 4 ft. open tiled fireplace, stone surround, marble kerb and antique iron fireback.

Study, about 14 ft. by 12 ft., having wall safe by WHITFIELD & SONS, and range of cupboards.

Morning Room, about 13 ft. 6 in. by 12 ft. 9 in., with marble mantelpiece and tiled fireplace.

Pedestal W.C., and Lavatory Basin (hot and cold supplies).

The Domestic Offices include Kitchen, with double oven Bell range, Scullery with glazed sink (hot and cold supplies), Washhouse, with copper, bread oven, range, 2-division wood sink and soft water pump, W.C., Boot-hole, Servants' Sitting Room, Larder, fitted with slate shelves. Butler's Pantry, with lead-lined sink (hot and cold supplies), shelves and cupboards, china cupboard.

ON THE FIRST FLOOR.—Drawing Room, about 24 ft. by 17 ft. 6 in., having panelled walls, polished steel fireplace, with marble sides, tiled hearth, carved wood mantelpiece and overmantel with bevelled glass mirror.

Two Bed and two Dressing Rooms communicating, all fitted with tiled fireplaces having marble surrounds, the walls of three of the rooms being panelled.

Bath-room, with bath, lavatory, basin, and maid's sink (hot and cold water supplies) and 3-rail towel heater and W.C.

The Oak Bedroom, panelled to half the height of the room, and having old stone carved mantelpiece, tiled fireplace, and wall cupboard.

ON THE TOP FLOOR.—Bedroom, with tiled fireplace, canopy stove, and white painted mantelpiece with overmantel and bevelled glass mirror.

Maid's Cupboard with sink (hot and cold supplies).

Three Bedrooms.

Four Maid's Bedrooms, Linen Cupboard, and Tank Room.

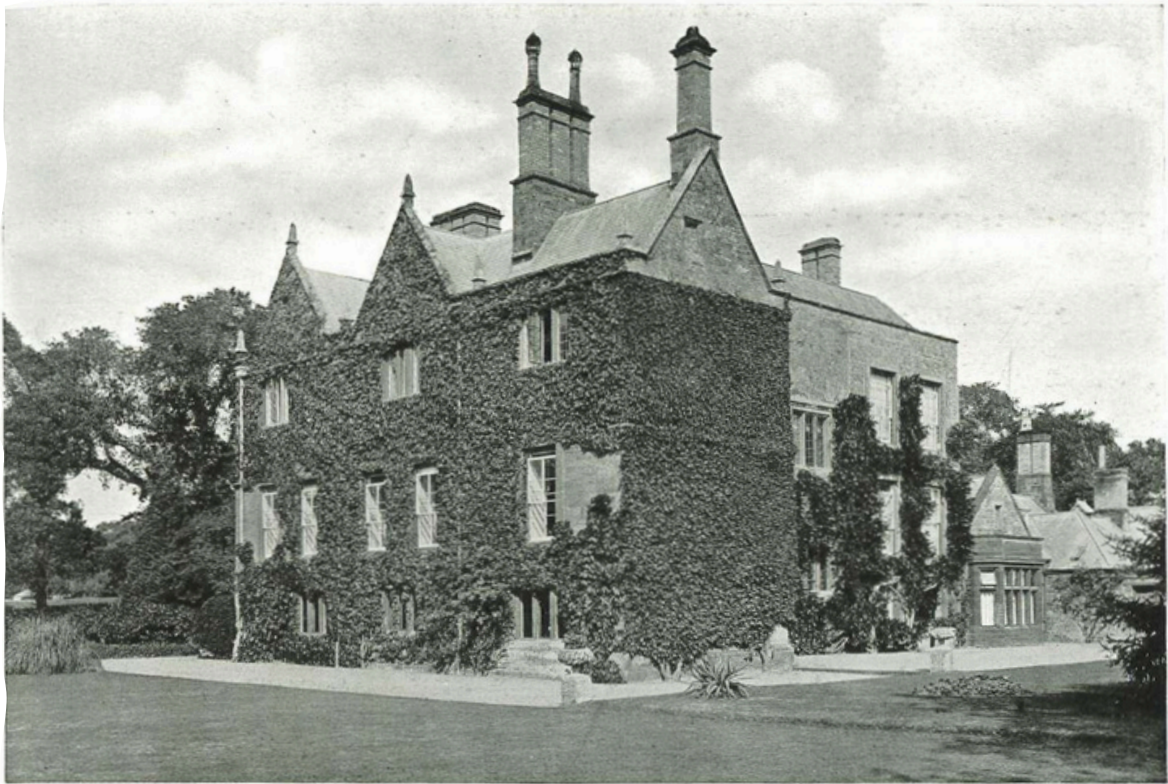
IN THE BASEMENT.—Beer and Binned Wine Cellars, two Independent Hot Water Heaters by PRICE, LEA & Co.

The original stone Staircases are cased in wood.

The House is lighted by acetylene gas from the private installation, and several of the principal rooms and passages are heated by radiators.

Drinking water is obtained by pump and there is a supplementary soft water supply driven by a ram in Enclosure No. 105 (Lot 48).

The drainage is connected with the Sywell Sewage System.



SYWELL HALL (Lot 40)



SYWELL HOUSE, SYWELL (Lot 48)





## SUMMARY OF ACCOMMODATION

Four Reception Rooms.

Seven Bedrooms.

Sitting and Morning Rooms.

Two Dressing Rooms.

Servants' Sitting Room.

Four Maid's Bedrooms.

Capital Offices.

Bath Room and three W.C.'s.

The House is surrounded on three sides by

## Delightful Grounds and Gardens

comprising :—

A Carriage Drive, bordered by Lawns, Plantation, and Shrubberies, and secluded from the road. Large Lawn for three Tennis Courts, Flower Beds, Gravelled Walk, and Rustic Summer-house. A 2-division Walled Kitchen Garden of a very productive description, Lean-to Heated Green-house, Stoke-hole with MESSENGER Boiler, a large Fruit Garden, Potting Shed, Pump, outside W.C., and Urinal.

A Ha-ha divides the grounds from

## A CAPITAL PADDOCK

## The Stabling and Outbuildings

which are placed round three sides of a yard, are of brick and slate construction, and consist of :—

Three-Stall Stable, with iron fittings, two Loose Boxes, Double Coach-house, heated by two radiators, Saddle Room, with matchboarded walls, radiator, and patent Bell stove, 2-division Coal-house, Three-Bay Covered Washing Space, and double throw wheel pump. Two Pigsties, Men's Privy, and Manure Pit. Carbide House, and 70-light acetylene gas generator.

A range of timber buildings consists of Store Shed, Barn, Two Cowsheds for two each, and Apple-room.

## The Groom's Cottage

is stone built and slated, and contains Sitting Room, Kitchen, two Bedrooms, two Attic Bedrooms, and Lean-to Stick-house, with garden in front, drinking water pump and soft water tank. There is also a Lean-to Scullery, with copper and pantry, and privy.

## SCHEDULE

| NO. ON PLAN.      | TENANT.         | DESCRIPTION.               | DECIMAL ACREAGE. | TOTAL QUANTITY. |
|-------------------|-----------------|----------------------------|------------------|-----------------|
| PARISH OF SYWELL. |                 |                            |                  |                 |
| 115               | Mr. H. Brown .. | Grass .. ..                | 15.320           | 15.320          |
| 108               | In Hand .. ..   | Ditto .. ..                | .878             |                 |
| Pt. 110           |                 | Ditto .. ..                | .133             |                 |
| 111               |                 | Sywell Hall, Grounds, etc. | 2.796            |                 |
| 113               |                 | Orchard and Garden ..      | .527             |                 |
| 114               |                 | Grass .. ..                | .522             | 4.856           |
| TOTAL A.          |                 |                            | ..               | 20.176          |

NOTE.—The Lot is sold with the benefit of the right to a supply of water from Park Pond (Lot. 41) as previously enjoyed, so long as the supply is available and of an easement for the water supply pipes therefrom through Lot 48 with rights of access for the purpose of repairing, renewing and maintaining the water supply pipes and ram; also subject to the right reserved to Lot 55 to discharge drainage to the catchpit in No. 115 on the plan No. 1, as at present enjoyed together with all necessary rights of access for the purpose of repairing, renewing and maintaining the same and the pipes leading thereto.

The Purchaser of this Lot to pay £96 17s. 6d. for Tenant's Fixtures, Fittings, Outdoor Effects, etc., according to an inventory which can be inspected at the offices of the Auctioneers, 20, Hanover Square, W.1.

*Lots 41 & 48 } 775 acres £6,000 £10,000 withdrawn*

**LOT 41.**

(Coloured Pink on Plan No. 1.)

*Two offer { Lot 41*

**The Hall Farm**

**Buildings and Land, Sywell**

**Area 308a. 3r. 31p.**

(308'944a.)

Tenant: Mr. H. BROWN (with Sywell House Farm), and In Hand.

Tenancy: Yearly, 11th October.

An excellent set of stone-built and slated Farm Buildings adjoining Sywell Village, close to a good road, with 308 acres of land, a large proportion of which is capital corn land.

**THE BUILDINGS**

which enclose and shelter two warm Yards (sub-divided into six), include Cow-house for Ten, four Loose Boxes, 6-bay, 5-bay and four 4-bay Feeding Sheds, Stabling for Seven, Chaff-house and Loft, Barn, 4-bay Dutch Barn, 6-bay wagon-house and Granary, Boiler-houses, two Poultry-houses, Implement Shed and two Store Sheds.

There is a good Orchard in full bearing.

Landlord's Outgoings:—

Commuted Tithe Rent Charge .. .. . £100 11 6

**SCHEDULE**

| NO. ON PLAN.      | TENANT.        | DESCRIPTION.                  | DECIMAL<br>ACREAGE. | TOTAL<br>QUANTITY. |
|-------------------|----------------|-------------------------------|---------------------|--------------------|
| PARISH OF SYWELL. |                |                               |                     |                    |
| 52                | H. Brown .. .. | Arable .. .. .                | 16.917              |                    |
| 53                |                | Grass .. .. .                 | 19.314              |                    |
| 61                |                | Arable .. .. .                | 14.866              |                    |
| 62                |                | Ditto .. .. .                 | 15.564              |                    |
| 63                |                | Grass .. .. .                 | 17.530              |                    |
| 64                |                | Arable .. .. .                | 18.190              |                    |
| 65                |                | Ditto .. .. .                 | 16.418              |                    |
| 66                |                | Grass .. .. .                 | 22.039              |                    |
| Pt. 77            |                | Ditto .. .. .                 | 17.977              |                    |
| 78                |                | Roadway .. .. .               | .455                |                    |
| 79                |                | Orchard .. .. .               | .671                |                    |
| 80                |                | Arable .. .. .                | 33.589              |                    |
| Pt. 84            |                | Ditto .. .. .                 | 24.720              |                    |
| Pt. 84            |                | Grass .. .. .                 | 7.694               |                    |
| Pt. 85            |                | Arable .. .. .                | 32.692              |                    |
| Pt. 85            |                | Grass .. .. .                 | 1.820               |                    |
| 87                |                | Arable .. .. .                | 21.640              |                    |
| 88                |                | House, Buildings, Yards, etc. | 1.823               |                    |
| 89                |                | Grass .. .. .                 | 1.201               |                    |
| 90                |                | Ditto .. .. .                 | 18.251              |                    |
| 103               |                | Trees, etc. .. ..             | .554                |                    |
| 104               |                | Pond .. .. .                  | .907                |                    |
| 112               |                | Roadway .. .. .               | .083                |                    |
| Pt. 77            | In hand .. ..  | Trees, etc. .. ..             | .195                | 304.915            |
| 82                |                | Pt. Sywell Bottom .. ..       | 2.652               | 4.029              |
| Pt. 83            |                | Pt. ditto .. .. .             | 1.182               |                    |
| TOTAL .. A.       |                |                               |                     | 308.944            |

NOTE.—The Lot is sold subject to the right to a supply of water from Park Pond as previously enjoyed, so long as the supply is available, reserved to Lot 40, with right of access for the purpose of repairing, renewing and maintaining the water supply pipes therefrom, and with the benefit of a right-of-way for all purposes over the lane numbered 60 on Plan No. 1 (Lot 44).

Estimated Value of Timber £90.

L100.  
L175

## LOT 42.

(Coloured Green on Plan No. 1.)

# Allotments

at Sywell, extending to

**8a. 2r. 21p.**  
(8'631a.)

numbered 86, in the Parish of Sywell, and held by various Tenants on Half-yearly (Lady Day and Michaelmas), Tenancies.

The Field has long frontage to a good road.

Landlord's Outgoings:—

|                                    | £ | s. | d. |
|------------------------------------|---|----|----|
| Commuted Tithe Rent Charge .. .. . | 3 | 11 | 1  |

## LOT 43.

(Coloured Pink on Plan No. 1.)

**Sywell Lodge Farm**

L2,000  
L3,800 not sold

**Area 179a. 3r. 22p.**  
(179'889a.)

Tenant: Mr. T. HILTON, and In Hand.

Tenancy: Yearly, 11th October.

## *A Valuable Mixed Farm*

six miles from Northampton, intersected and partly bounded by main roads.

## THE COMFORTABLE FARM HOUSE

stone built and slated; contains Hall, Dining Room, Drawing Room, Kitchen, Back Kitchen, Pantry (hot and cold water), four Bedrooms, Attic, Bathroom (hot and cold water) and W.C.

Good Garden and Orchard.

Water from well in orchard pumped by " Climax " wind engine, and pump to tank in Back Kitchen.  
Drainage to Cesspit.

## THE FARM BUILDINGS

well arranged and conveniently situated in the centre of the holding, are mainly of stone with slated roofs, and include Cow-house for Eight and Loose Box, Stable for Four, Chaff-house, Nag Stable, three Loose Boxes, three 3-bay Open Sheds, Barn, Mixing Floor, Granary, two Pigsties, 4-bay Wagon-hovel, Implement Shed, Coach-house, Coal-house and Store.

## THE LAND

includes several well-watered pastures and some useful Corn Land.

Landlord's Outgoings:—

|                                                     | £  | s. | d. |
|-----------------------------------------------------|----|----|----|
| Commuted Tithe Rent Charge (Parish of Sywell) .. .. | 45 | 15 | 3  |



# SCHEDULE.

| NO. ON PLAN.         | TENANT.       | DESCRIPTION. |                              |    |       | DECIMAL<br>ACREAGE. | TOTAL<br>QUANTITY. |
|----------------------|---------------|--------------|------------------------------|----|-------|---------------------|--------------------|
| PARISH OF SYWELL.    |               |              |                              |    |       |                     |                    |
| 17                   | Mr. T. Hilton | ..           | Arable                       | .. | ..    | 13.448              |                    |
| 24                   |               | ..           | Ditto                        | .. | ..    | 9.242               |                    |
| 26                   |               | ..           | Grass                        | .. | ..    | 3.153               |                    |
| 27                   |               | ..           | House, Buildings, Yard, etc. | .. | ..    | 2.750               |                    |
| 28                   |               | ..           | Arable                       | .. | ..    | 10.385              |                    |
| 30                   |               | ..           | Ditto                        | .. | ..    | 13.102              |                    |
| 36                   |               | ..           | Ditto                        | .. | ..    | 11.971              |                    |
| 37                   |               | ..           | Orchard                      | .. | ..    | 1.526               |                    |
| 38                   |               | ..           | Arable                       | .. | ..    | 9.136               |                    |
| 39                   |               | ..           | Ditto                        | .. | ..    | 11.849              |                    |
| 40                   |               | ..           | Ditto                        | .. | ..    | 13.490              |                    |
| 41                   |               | ..           | Ditto                        | .. | ..    | 10.226              |                    |
| 42                   |               | ..           | Ditto                        | .. | ..    | 12.660              |                    |
| 43                   |               | ..           | Grass                        | .. | ..    | 18.249              |                    |
| 45                   |               | ..           | Ditto                        | .. | ..    | 6.157               |                    |
| 70                   |               | ..           | Ditto                        | .. | ..    | 8.502               |                    |
| 71                   | ..            | Ditto        | ..                           | .. | 8.071 |                     |                    |
| 72                   | ..            | Ditto        | ..                           | .. | 5.439 |                     |                    |
| 73                   | ..            | Ditto        | ..                           | .. | 5.453 |                     |                    |
| PARISH OF OVERSTONE. |               |              |                              |    |       |                     |                    |
| 136                  |               |              | Arable                       | .. | ..    | .393                | 177.845            |
| 152                  |               |              | Ditto                        | .. | ..    | .019                |                    |
| 153                  |               |              | Ditto                        | .. | ..    | 2.624               |                    |
| PARISH OF SYWELL.    |               |              |                              |    |       |                     |                    |
| 18                   | In Hand       | ..           | Spinney                      | .. | ..    | .673                | 2.044              |
| 23                   |               | ..           | New Inn ditto                | .. | ..    | 1.371               |                    |
| TOTAL .. A.          |               |              |                              |    |       | ..                  | 179.889            |

Estimated Value of Timber £27.

## LOT 44.

(Coloured Blue on Plan No. 1.)

# Woodlodge Farm, Sywell

**Area 141a. 1r. 5p.**

(141.280a.)

Tenant: Mr. F. DAVIS, and In Hand.

Tenancy: Yearly, 11th October.

## A Useful Mixed Farm

seven miles from Northampton, adjoining a good road.

## THE FARM HOUSE

brick built with slated roof, contains Hall, Parlour, Kitchen, Back Kitchen, Dairy, two Pantries, five Bedrooms and Boxroom.

Water is laid on to the House and Yards from a tank in the Rick Yard into which water is pumped, thence running to the House by gravity. There is also a rain-water tank, with pump.

## THE FARM BUILDINGS

mainly of stone with slated roofs, partly enclose a large walled Yard (divided into three by rails) and a smaller Yard, and include Cow-houses for Twenty, two Calves' Cots, two Loose Boxes, Stable for Five with Loose Box, two Pigsties, Barn with Mixing Floor, Meal Store and Granary, Wagon hovel, Trap-house and Loft, Boiler-house and Workshop.

Detached from the Homestead is a further set of Buildings, including Feeding Shed for Eight Cattle, Boiler-house, four Loose Boxes, Barn with two bays, and Open Shed.

## THE LAND

is gently undulating in character, and is sheltered on the North by Sywell Wood.

Landlord's Outgoings:—Commuted Tithe Rent Charge (Parish of Sywell) .. £3 8 1

# SCHEDULE

| NO. ON PLAN.           | TENANT.       | DESCRIPTION.                 | DECIMAL ACREAGE. | TOTAL QUANTITY. |
|------------------------|---------------|------------------------------|------------------|-----------------|
| PARISH OF MEARS ASHBY. |               |                              |                  |                 |
| 1                      | Mr. F. Davis  | Grass .. ..                  | 5.381            |                 |
| 2                      |               | Ditto .. ..                  | .658             |                 |
| Pt. 4                  |               | Grass and Buildings ..       | 20.588           |                 |
| 5                      |               | Grass .. ..                  | 11.209           |                 |
| 6                      |               | Road .. ..                   | .125             |                 |
| 7                      |               | Grass .. ..                  | .374             |                 |
| 10                     |               | Arable .. ..                 | 10.955           |                 |
| 24                     |               | Ditto .. ..                  | 20.316           |                 |
| 25                     |               | Trees, etc. .. ..            | .075             |                 |
| PARISH OF SYWELL.      |               |                              |                  |                 |
| 54                     |               | Arable .. ..                 | 16.937           |                 |
| 55                     |               | Ditto .. ..                  | 15.648           |                 |
| 56                     |               | Ditto .. ..                  | 20.697           |                 |
| 57                     |               | Grass .. ..                  | 1.816            |                 |
| 58                     |               | House, Buildings, Yard, etc. | 1.152            |                 |
| 59                     |               | Grass .. ..                  | 14.211           |                 |
| 60                     |               | Roadway .. ..                | .644             |                 |
| PARISH OF MEARS ASHBY. |               |                              |                  |                 |
| 3                      | In Hand .. .. | Trees, etc. .. ..            | .130             | 140.786         |
| Pt. 4                  |               | Ditto .. ..                  | .364             |                 |
| TOTAL .. A.            |               |                              |                  | .494            |
|                        |               |                              |                  | 141.280         |

NOTE.—The Lot is sold subject to the right-of-way for all purposes of the owners or occupiers of Lot 41 over the Lane No. 60 on Plan No. 1 and of Lot 47 between the points marked O, P, Q and P, R on Plan No. 1.

Estimated Value of Timber £14

## LOT 45.

(Coloured Yellow on Plan No. 1.)

**Sywell Grange Farm, Sywell**

**Area 412a. 2r. 38p.**

(412.736a.)

Tenant: Mr. R. NICHOLS.

Tenancy: Yearly, 11th October.

## A Compact Agricultural Holding

about six miles from Northampton, adjoining the main Kettering Road.

## THE FARM HOUSE

brick built and slated, contains Hall, Dining Room, Drawing Room, Kitchen, Back Kitchen, Dairy, Cellar, Pantry, five Bedrooms, Boxroom and W.C. Two Staircases.

Well Water. Rain-water Tank with pump.

Tennis Lawn. Good Garden and Orchard.

## THE FARM BUILDINGS

are arranged to enclose and shelter four Yards, and afford ample accommodation. They are partly brick, partly stone built with slated roofs, and include Cow-houses for Twelve, Stable for Five with Loose Box, Nag Stable and Loose Box, three 4-bay and one 3-bay Feeding Sheds, Barn, Mixing-house and Granary, four Piggeries, Boiling-house and Loft, Chaff-house, Loose Box, 5-bay Wagon hovel, Coach-house, Coal-house, two Hen-houses, and Store.

There is also a Vacant Cottage, containing six Rooms.

## THE LAND

is level and includes a considerable area of excellent Corn Land.

Landlord's Outgoings:—Commuted Tithe Rent Charge .. .. £78 2 7

# SCHEDULE

| NO. ON PLAN.      | DESCRIPTION.                     | DECIMAL ACREAGE. |
|-------------------|----------------------------------|------------------|
| PARISH OF SYWELL. |                                  |                  |
| 1                 | Grass .. .. .                    | 46.558           |
| 3                 | Arable .. .. .                   | 44.242           |
| 4                 | Grass .. .. .                    | 15.027           |
| 5                 | Pond .. .. .                     | .174             |
| 7                 | Arable .. .. .                   | 14.817           |
| 8                 | Grass .. .. .                    | 20.719           |
| 9                 | Arable .. .. .                   | 19.830           |
| 10                | Ditto .. .. .                    | 19.287           |
| 11                | Grass .. .. .                    | 17.861           |
| 12                | Ditto .. .. .                    | 11.042           |
| 13                | Arable .. .. .                   | 21.961           |
| 14                | Ditto .. .. .                    | 23.995           |
| 16                | Ditto .. .. .                    | 27.789           |
| 44                | Grass .. .. .                    | 11.809           |
| 46                | Ditto .. .. .                    | 16.253           |
| 47                | Ditto .. .. .                    | 2.257            |
| 48                | House, Buildings, Yards, etc. .. | 2.118            |
| 49                | Grass .. .. .                    | 18.899           |
| 50                | Arable .. .. .                   | 18.932           |
| 51                | Ditto .. .. .                    | 17.014           |
| 67                | Grass .. .. .                    | 18.113           |
| 68                | Roadway .. .. .                  | 1.225            |
| 69                | Arable .. .. .                   | 22.814           |
| TOTAL .. A.       |                                  | 412.736          |

## LOT 46.

(Coloured Blue on Plan No. 1.)

## A Small Strip of Garden

on the Kettering Road, extending to

**4 perches**

(.030a.)

being numbered 2A, in the Parish of Sywell.

It is held by Mr. T. BUSSEY on Yearly, 11th October, Tenancy.

## LOT 47.

(Coloured Pink on Plan No. 1.)

## Sywell Wood, Sywell

### An Area of Useful Woodland

conveniently situated with access to the main Northampton-Kettering Road, extending to about

**219a. 2r. 9p.**

(219.557a.)

numbered 6, in the Parish of Sywell

and stocked with thriving oaks, the underwood being mainly ash and hazel.

This Woodland is In Hand, and VACANT POSSESSION will be given on completion of the purchase.

Landlord's Outgoings:—

Commuted Tithe Rent Charge .. .. . £5 19 2

NOTE.—This Lot is sold with the benefit of a right-of-way for all purposes between the points marked O, P, Q and R on Plan No. 1 (Lot 44).

Estimated Value of Timber £4,667.



*Lots 48 and 49 will be offered for Sale together:—*

| LOT NO. | DESCRIPTION.              | DECIMAL ACREAGE. |
|---------|---------------------------|------------------|
| 48      | Sywell House Farm .. .. . | 472.380          |
| 49      | Sywell Sewage Bed .. .. . | .140             |
|         | TOTAL .. A.               | 472.520          |

|                        |                                    |           |
|------------------------|------------------------------------|-----------|
| Landlord's Outgoings:— | Commuted Tithe Rent Charge .. .. . | £193 2 11 |
|                        | Land Tax .. .. .                   | 0 0 11    |
|                        | Total                              | £193 3 10 |

### LOT 48.

(Coloured Blue on Plan No. 1.)

## Sywell House Farm, Sywell

**Area 472a. 1r. 21p.**

(472.380a.)

Tenant: Mr. H. BROWN (with other land), Various and In Hand.

Tenancies: Yearly, 11th October, and Weekly.

### *A Valuable Corn-Growing and Stock-Raising Holding*

with Homestead, in the Village of Sywell.

### THE SUPERIOR RESIDENCE

which would form a convenient Hunting-box, occupies an exceptionally pleasant situation and commands wide views of the surrounding country. It is approached by a short drive, flanked by banks of laurel, which open on to a lawn studded with pillar roses and shaded by ornamental trees.

### THE HOUSE

is of brick with cement facing, slate roofed, and contains:—Entrance Hall, Lounge Hall, Dining Room (27 ft. by 20 ft.), Drawing Room (27 ft. by 21 ft.), Morning Room, Kitchen, Back Kitchen, Office (with lavatory basin, H. and C.), Housemaids' Pantry (H. and C. water laid on), two Cellars, two Wine Cellars. A broad and easy Staircase leads to the First Floor, on which are seven Bed and Dressing Rooms, Nursery, Boxroom, Bathroom (H. and C.) and W.C.

Both Dining and Drawing Rooms are fitted with fine marble mantels and tiled hearths, and have windows opening to the Tennis Lawn.

Water is supplied to the house from a Well, being pumped to a tank on the second floor, and drainage is to the Sywell Sewage System.

### THE OUTBUILDINGS

include a large Dairy, Laundry, Wash-house, Coal-house, Oil-house, Range of Stabling comprising four Loose Boxes with Lofts over, and manure Yard, Saddle-room, Coach-house, and Garage.

### THE FARM BUILDINGS

mainly of stone with slated roofs, include Cowhouse (tie 14), Stable for 10, six Loose Boxes, four 4-bay Feeding Sheds, Barn, Mixing House, 4-bay Dutch Barn, 5-bay Wagon-hovel and Granary, 3-bay Open Shed and Hen-house. The Yards are well supplied with Water.

There is also a good set of off-lying stone and slated FARM BUILDINGS, with two stone-built and slated COTTAGES, each containing three Bedrooms, Kitchen, back Kitchen and Pantry, with Barns and a Wash-house. The Farm Buildings, stone built and slated comprise Cow-house (tie 18), three Loose Boxes, Stable (six stalls), Mixing-house, four 4-bay Feeding Sheds, Barn, 5-bay Wagon-hovel, 4-bay Dutch Barn, Hen-house, Boiling-house, and Implement Shed. Included with the Farm are

### Three Cottages in Sywell Village, Nos. 32 and 33

one stone and thatch, containing three Bedrooms, Living Room, Kitchen and Pantry. Two brick and slate, each containing two Bedrooms, Kitchen and Pantry. Good Outbuildings and Gardens.

### THE LAND

is well served by good Roads. It includes a large area of fertile arable land and some well-watered pastures, which form capital runs for young stock.

|                        |                                    |           |
|------------------------|------------------------------------|-----------|
| Landlord's Outgoings:— | Commuted Tithe Rent Charge .. .. . | £193 2 11 |
|                        | Land Tax .. .. .                   | 0 0 11    |
|                        | Total                              | £193 3 10 |







SYWELL VILLAGE (Lots 50—58)



THE HOME FARM (Lot 61)



# SCHEDULE.

| NO. ON PLAN.      | TENANT.         | DESCRIPTION.                                | DECIMAL<br>ACREAGE. | TOTAL<br>QUANTITY. |
|-------------------|-----------------|---------------------------------------------|---------------------|--------------------|
| PARISH OF SYWELL. |                 |                                             |                     |                    |
| 74                | Mr. H. Brown .. | Arable .. ..                                | 22.459              |                    |
| 75                |                 | Ditto .. ..                                 | 23.462              |                    |
| 91                |                 | Ditto .. ..                                 | 16.675              |                    |
| 92                |                 | Ditto .. ..                                 | 16.479              |                    |
| 97                |                 | Ditto .. ..                                 | 18.440              |                    |
| 98                |                 | Ditto .. ..                                 | 15.941              |                    |
| 99                |                 | Roadway .. ..                               | .517                |                    |
| 105               |                 | Grass .. ..                                 | 11.258              |                    |
| Pt. 116           |                 | Arable .. ..                                | 28.490              |                    |
| Pts. 116          |                 | Grass .. ..                                 | 19.950              |                    |
| and 146           |                 |                                             |                     |                    |
| Pt. 117           |                 | Ditto .. ..                                 | 7.368               |                    |
| Pts. 117          |                 | Ditto .. ..                                 | .820                |                    |
| and 118           |                 |                                             |                     |                    |
| Pt. 119           |                 | Farm Buildings, etc. ..                     | 1.298               |                    |
| 120               |                 | Grass .. ..                                 | 12.437              |                    |
| 121               |                 | House, grounds, etc. ..                     | 1.721               |                    |
| Pt. 122           |                 | Orchard .. ..                               | .800                |                    |
| 125               |                 | Grass .. ..                                 | 11.778              |                    |
| 142               |                 | Ditto .. ..                                 | 8.359               |                    |
| 143               |                 | Arable .. ..                                | 19.785              |                    |
| Pt. 146           |                 | Ditto .. ..                                 | 27.658              |                    |
| 151               |                 | Grass .. ..                                 | 3.098               |                    |
| 152               |                 | Arable .. ..                                | 25.514              |                    |
| 153               |                 | 2 Cottages, Farm Build-<br>ings, etc. .. .. | 2.183               |                    |
| 154               |                 | Grass .. ..                                 | 2.993               |                    |
| Pt. 155           |                 | Ditto .. ..                                 | 1.480               |                    |
| 156               |                 | Arable .. ..                                | 24.320              |                    |
| Pt. 157           |                 | Grass .. ..                                 | 5.630               |                    |
| Pt. 160           |                 | Arable .. ..                                | 24.224              |                    |
| Pt. 161           |                 | Grass .. ..                                 | 14.032              |                    |
| Pt. 184           |                 | Ditto .. ..                                 | .370                |                    |
| Pt. 83            | In Hand .. ..   | Part of Sywell Bottoms ..                   | .860                | 369.539            |
| Pt. 118           |                 | Plantation .. ..                            | .300                |                    |
| 137               |                 | Grass .. ..                                 | 1.163               |                    |
| Pt. 138           |                 | New Plantation .. ..                        | 63.415              |                    |
| 139               |                 | Magpie Spinney .. ..                        | 1.063               |                    |
| Pt. 140           |                 | Haze Wood .. ..                             | 14.165              |                    |
| Pt. 141           |                 | Plantation .. ..                            | 5.580               |                    |
| 144               |                 | Clump .. ..                                 | .553                |                    |
| 147               |                 | Part of Sywell Bottoms ..                   | 1.003               |                    |
| 148               |                 | Ditto .. ..                                 | .416                |                    |
| 149               |                 | Spinney .. ..                               | .285                |                    |
| 150               |                 | Ditto .. ..                                 | .795                |                    |
| Pt. 164           |                 | Drive .. ..                                 | 1.730               |                    |
| Pt. 165           |                 | Plantation .. ..                            | 11.320              |                    |
| Pt. 122           | Various .. ..   | 3 Cottages and Gardens ..                   |                     | 102.648            |
|                   |                 |                                             | .193                | .193               |
|                   |                 | TOTAL .. A.                                 | ..                  | 472.380            |

Acknowledgment rents of 1s. and 1s. are paid in respect of easements for light at the Horse Shoe Inn and for a sewer pipe from the Rectory.

NOTE.—This Lot is sold subject to a right-of-way for all purposes reserved to Lot 49 between the points marked T and U on Plan No. 1, and to easements for the existing lines of sewer pipes from the Lots in the Village of Sywell and from the Rectory and Horse Shoe Inn and for the sewer pipes therefrom with right of access for the purposes of repairing, renewing and maintaining the same. This Lot is sold subject also to the right-of-way enjoyed by the owner or occupier of the Glebe Farm over the Roadway No. 99 on Plan No. 1 as at present enjoyed.

Estimated Value of Timber £1,117.

## LOT 49.

(Coloured Pink on Plan No. 1.)

# The Sywell Sewage Bed

situate at the North-Eastern corner of the Wood known as NEW PLANTATION, and extending to about

**22 perches**

(140a.)

being Pt. No. 138 in the Parish of Sywell.

NOTE.—This Lot is In Hand and will be sold with the benefit of a right-of-way for all purposes between the points T and U on Plan No. 1 and of easements for the existing lines of sewer pipes from the Lots in the Village of Sywell and from the Rectory and Horse Shoe Inn to this Lot and for the sewer pipes therefrom with rights of access for the purposes of repairing, renewing and maintaining the same.

# SYWELL VILLAGE—Lots 50 to 58 inclusive

Are Sold with the benefit of and subject to all necessary rights-of-way, access, water, light, and drainage whether specifically mentioned in the descriptions of the lots or not.

| LOT NO. | COLOUR<br>ON PLAN. | PLAN NO. | DESCRIPTION.                                                                                                                                                                                                                                                                                                                                                                                             | TENANT.                                                                        | AREA.       | TENANCY.                          | REMARKS.                                                                                                                           |
|---------|--------------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|-------------|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| 50      | Yellow             | 3        | Block of four good stone and slate Cottages, Nos. 1 to 4, Sywell :—<br>(A) No. 1. Two Bedrooms, Kitchen and Pantry.<br>(B) No. 2. Three Bedrooms, Parlour, Kitchen and Pantry.<br>(C) No. 3. Ditto<br>(D) No. 4. Two Bedrooms, Kitchen and Pantry.<br><br>Included with each Cottage are Barn, Pigsty, Ashpit and E.C. There is a hard and a soft water pump and a Wash-house in common. Sewer drainage. | <i>E</i><br>Mrs. Barnes<br>Miss Judge<br>Mr. T. Simons<br>Mrs. Lilley          | <i>.511</i> | Weekly<br>Ditto<br>Ditto<br>Ditto | Landlord pays rates.<br>These Cottages will be offered first together. If not so sold they will be offered separately as occupied. |
| 51      | Blue               | 3        | Block of four similar Cottages, Nos. 5-8, Sywell :—<br>(A) No. 5. Two Bedrooms, Kitchen and Pantry.<br>(B) No. 6. Three Bedrooms, Parlour, Kitchen and Pantry.<br>(C) No. 7. Ditto<br>(D) No. 8. Two Bedrooms, Kitchen, and Pantry.<br><br>Outbuildings, Water Supply, etc., similar to those described in Lot 50.                                                                                       | Mr. J. Marriott<br>Mrs. Sewell <i>L200</i><br>Mr. J. Tressler<br>Mr. W. Parker | <i>.476</i> | Ditto<br>Ditto<br>Ditto<br>Ditto  | Landlord pays rates.<br>These Cottages will be offered in a similar manner to Lot 50.                                              |

# SYWELL VILLAGE.-- Lots 50 to 58 inclusive--Continued

| LOT NO. | COLOUR<br>ON PLAN. | PLAN NO. | DESCRIPTION.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | TENANT.                                                             | AREA. | TENANCY.                                   | REMARKS.                                                                              |
|---------|--------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-------|--------------------------------------------|---------------------------------------------------------------------------------------|
| 52      | Yellow             | 3        | Block of five similar Cottages, Nos. 9-13, Sywell :—<br>(A) No. 9. Two bedrooms, Kitchen and Pantry.<br>(B) No. 10. Three Bedrooms, Kitchen, Parlour and Pantry.<br>(C) No. 11. Ditto and Shop.<br>(D) No. 12. Ditto<br>(E) No. 13. Two Bedrooms, Kitchen, and Pantry.<br>Outbuildings, Water Supply, etc., are similar to those described in Lot 50. In addition there is a block of stone and slated buildings let with No. 11, comprising Stable, Van-house, Pigsties and Shed. | Mr. F. Davis<br>Ditto<br>Mr. F. Ealey<br>Mrs. Birch<br>Mr. H. Brown | .630  | Weekly<br>Ditto<br>Ditto<br>Ditto<br>Ditto | Landlord pays rates.<br>These Cottages will be offered in a similar manner to Lot 50. |
| 53      | Brown              | 3        | A pair of similar Cottages, Nos. 14 and 15, Sywell :—<br>(A) No. 14. Two Bedrooms, Kitchen and Back Kitchen.<br>(B) No. 15. Ditto<br>Outbuildings, Water Supply, etc., are similar to those described in Lot 50.                                                                                                                                                                                                                                                                   | Mr. H. Brown<br>(Vacant)<br>Mr. H. Brown                            | .310  | Ditto                                      | Ditto                                                                                 |
| 54      | Pink               | 3        | A pair of similar Cottages. 16 and 17, Sywell :—<br>(A) No. 16. Two Bedrooms, Kitchen and Back Kitchen.<br>(B) No. 17. Ditto<br>Outbuildings, Water Supply, etc., are similar to those described in Lot 50.                                                                                                                                                                                                                                                                        | Mr. H. Archer<br>Mr. H. Brown                                       | .290  | Weekly<br>Ditto                            | Ditto                                                                                 |



# SYWELL VILLAGE.—Lots 50 to 58 inclusive—Continued.

| LOT NO. | COLOUR ON PLAN. | PLAN NO. | DESCRIPTION.                                                                                                                                                                                                                                                                                                                                  | TENANT.                                                                                               | AREA. | TENANCY.                                            | REMARKS.                                                                                                                                                                                                                                                                                                                                                               |
|---------|-----------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 55      | Brown           | 3        | A block of three similar Cottages, Nos. 18, 19 and 20, Sywell :—<br>(A) No. 18. Two Bedrooms, Kitchen, Pantry and Lobby.<br>(B) No. 19. One Bedroom, Kitchen and Scullery.<br>(C) No. 20. Two Bedrooms, Living Room (Post Office) and Kitchen.<br><br>Outbuildings, Water Supply, etc., are similar to those described in Lot 50.             | Mr. A. Bayes<br>Mr. G. Daniels<br>Miss Ealey                                                          | 370   | Weekly<br>Ditto<br>Ditto                            | Landlord pays rates.<br>These Cottages will be offered in a similar manner to Lot 50. This Lot is sold with the benefit of the right to discharge drainage to the Catchpit on No. 115 on Plan No. 1 as at present enjoyed, together with all necessary rights of access for the purpose of repairing, renewing and maintaining the same and the pipes leading thereto. |
| 56      | Blue            | 3        | Eleven similar Cottages, in two blocks, Nos. 21-31, Sywell :—<br>(A) Nos. 21 and 22. Two Bedrooms, Parlour, Kitchen, Scullery and Pantry.<br>(B) No. 23. Two Bedrooms, Kitchen and Pantry.<br>(C) No. 24. Three Bedrooms, Living Room and Kitchen.<br>(D) No. 25. Ditto<br>(E) No. 26. Two Bedrooms, Kitchen and Pantry.<br>(F) No. 27. Ditto | Mr. A. Clayson<br>Mr. O. Parker<br>Mr. T. Roberts<br>Mr. W. Redley<br>Mr. L. G. Brown<br>Mr. F. Davis | 1334  | Weekly<br>Ditto<br>Ditto<br>Ditto<br>Ditto<br>Ditto | Landlord pays rates.<br>These Cottages will be offered in a similar manner to Lot 50.                                                                                                                                                                                                                                                                                  |

# SYWELL VILLAGE.—Lots 50 to 58 inclusive—Continued.

| LOT NO.         | COLOUR ON PLAN. | PLAN NO. | DESCRIPTION.                                                                                                                                                                                                                                                                                                                                   | TENANT.                                                                                                             | AREA. | TENANCY.                                            | REMARKS.                                                                              |
|-----------------|-----------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------|---------------------------------------------------------------------------------------|
| 56<br>continued | Blue            | 3        | (G) No. 28. Three Bedrooms, Living Room and Kitchen.<br>(H) No. 29. Ditto<br>(K) No. 30. Two Bedrooms, Kitchen and Back Kitchen.<br>(L) No. 31. Three Bedrooms, Parlour, Kitchen and Wash-house.<br><br>Outbuildings, Water supply, etc., are similar to those described in Lot 50. The Stable now used by Mr. Luck is now included in Lot 57. | Mr. H. Brown<br>(Occupier, C. Bayes)<br>Mr. H. Brown<br>(Occupier, J. Beaumont)<br>Mr. G. Luck<br><br>Mr. J. Barker |       | Yearly<br>11th October.<br>Ditto<br>Weekly<br>Ditto | Landlord pays rates.<br>These Cottages will be offered in a similar manner to Lot 50. |
| 57              | Brown           | 3        | Stone and slated Smithy, comprising Forge, Shoeing Shed, Stable (now in the occupation of Mr. G. Luck), and Yard.                                                                                                                                                                                                                              | Mr. H. England (pt.)<br>Mr. G. Luck (pt.)                                                                           | .032  | Quarterly                                           | Landlord pays rates.                                                                  |
| 58              | Blue            | 3        | Sywell School and School House. Stone built and slated, the School having accommodation for 60 scholars. It comprises School Room, two Lobbies and Shelter. The School House (occupied by Mr. Bailey) contains two Bedrooms, Living Room, Kitchen, Pantry and Lobby, Pump Water, E.C., Wash-house, Stable and Trap-house. Good Garden.         | Mr. T. A. Dickson<br><br><i>L 5225</i><br><i>Mr. T. A. Dickson</i>                                                  | .181  | Yearly<br>(Christmas)                               | No. 107 on Plan No. 3.                                                                |

Lot 59

**LOT 59.**

*(Coloured Brown on Plan No. 1.)*

## The Rectory Field, Sywell

An Enclosure of Capital Arable Land with long frontage to a good road, close to the Village of Sywell.

It extends to

**7a. 1r. 36p.**

**(7'475a.)**

being No. 126 in the Parish of Sywell.

This Lot is In Hand and VACANT POSSESSION will be given on completion of the purchase.

*Landlord's Outgoings :—*

Commuted Tithe Rent Charge    ..    ..    ..    ..    ..    £3   3   1

**LOT 60.**

*(Coloured Brown on Plan No. 1.)*

## Pie Corner Spinney *To offer*

*An Area of Useful Woodland*

close to the Village of Sywell and adjoining a good main road, extending to

**2a. 0r. 18p.**

**(2'120a.)**

being No. 100 in the Parish of Sywell.

The Spinney is stocked with well-grown Conifers, and various thriving Hard Woods.

This Lot is In Hand and VACANT POSSESSION will be given on completion of the purchase.

*Landlord's Outgoings :—*

Commuted Tithe Rent Charge    ..    ..    ..    ..    ..    1s. 11d.

Estimated Value of Timber £155.



*£2000*  
*£4050 Sold*

## LOT 61.

(Coloured Green on Plan No. 1.)

# A Valuable Residential and Dairy Holding

situate in Overstone Park and comprising a capital House and Cottage, excellent Buildings, several enclosures of Parkland, the Pike Ponds, productive Kitchen Gardens, and thriving Plantations.

**Area 118a. 2r. 20p.**

(118'625a.)

Tenants: Mr. H. KIMBELL and others, and In Hand.

Tenancies: Yearly (11th October) and weekly.

Landlord's Outgoings:—

|                                                       | £  | s. | d. |
|-------------------------------------------------------|----|----|----|
| Rent Charge payable to Rector of Overstone .. .. .    | 5  | 19 | 0  |
| Commuted Tithe Rent Charge (Parish of Sywell) .. .. . | 1  | 10 | 9  |
| Total                                                 | £7 | 9  | 9  |

## *The Attractive Creeper-clad Gabled Residence*

is placed amidst delightful and picturesque surroundings in Overstone Park, and commands charming views embracing the Pike Ponds and ornamental Plantations. It is of stone construction, with slated roof, is fronted by

## A Pleasant Garden

consisting of Lawn and Flower Beds, and contains the following accommodation:

ON THE GROUND FLOOR.—Porch, Entrance Hall, Dining Room with tiled fireplace, Drawing Room, with tiled fireplace and bay window, Kitchen, with Range, Scullery, having Sink (hot and cold water supplies), Pump and Copper, Larder, and W.C.

ON THE UPPER FLOOR.—Three Bedrooms and fitted Bathroom, with lavatory basin (hot and cold supplies).

IN THE BASEMENT.—Cellars.

Yard, Coal Shed and Pump.

Adjacent are

## THE ESTATE OFFICES

consisting of three Offices, Strong Room fitted with Safe by HOBBS & Co., Cloak Room with lavatory basin, urinal, 2 W.C's., and Passage. The offices are heated by Radiators.

## THE FARM BUILDINGS

are placed around Yards and chiefly stone-built and slated. They include: Cart-horse Stable for five, Gear House and Corn Store, Stores, Loose Box, 2-stall Nag Stable, six Loose Boxes, 3-division Cowshed for six, 3-bay Wagon Hovel and Granary over, Trap House or Motor House and Washing Place, 5-bay Open Cattle Hovel, Loose Box, Men's W.C., Barn with Granary over, Cowshed for 10, Calving Box, and Mess Room, Boiler House with copper and water laid on, and 3-bay Open Shed.

## MODEL DAIRY

with tile-lined walls, stone-paved floor and shelves, and Cheese Room over. Three-division Lean-to Fowl House.

## THE DAIRY COTTAGE

has two Sitting Rooms, two Pantries, Kitchen with Range, Copper and Sink, and two Bedrooms. Outside Coal-house and W.C. In the adjacent Plantation are Cart Hovel, Timber Store, Iron Store, and Open Shed. Within a short distance are

## KITCHEN AND FRUIT GARDENS

about four acres in extent, surrounded by privet and thorn hedges and divided by a yew hedge. Close to is a range of 22-light cold Frames, a 10-light cold Frame, and Gardeners' Mess Room, together with

## A LAMBING YARD

There is also a 3-division ORCHARD in the Park.

The Lot includes

## TWO NOTED PIKE PONDS

offering excellent coarse fishing, and THRIVING PLANTATIONS and MATURED WOODLANDS.

# SCHEDULE

| NO. ON PLAN.         | TENANT.           | DESCRIPTION.                 | DECIMAL<br>ACREAGE. | TOTAL<br>QUANTITY. |
|----------------------|-------------------|------------------------------|---------------------|--------------------|
| PARISH OF OVERSTONE. |                   |                              |                     |                    |
| Pt. 6                | Mr. H. Kimbell .. | Sheep Yard, etc. ..          | .541                |                    |
| Pt. 5                |                   | Park .. ..                   | 10.677              |                    |
| Pt. 10               |                   | Ditto .. ..                  | 28.201              |                    |
| Pt. 28               |                   | Ditto .. ..                  | 44.314              |                    |
| Pt. 47               |                   | Buildings, etc. ..           | .290                |                    |
| PARISH OF ECTON.     |                   |                              |                     |                    |
| Pt. 44               |                   | Park .. ..                   | 4.000               | 88.023             |
| PARISH OF OVERSTONE. |                   |                              |                     |                    |
| Pt. 47               | Mr. H. Kimbell .. | Dairy Cottage ..             |                     | .020               |
| Pt. 3                | Mr. C. Willis     | Orchards .. ..               |                     | .443               |
| Pt. 3                | Mr. H. Williams   |                              |                     |                    |
| Pt. 3                | In Hand ..        | Orchards .. ..               | .300                |                    |
| 4                    |                   | Pike Pond (pt.) ..           | 2.464               |                    |
| 7                    |                   | Kitchen Garden ..            | .507                |                    |
| 8                    |                   | Upper Pond (pt.) ..          | 5.069               |                    |
| 9                    |                   | Plantation .. ..             | 4.845               |                    |
| 46                   |                   | Ditto .. ..                  | 2.690               |                    |
| Pt. 47               |                   | House, building & part Drive | .700                |                    |
| 48                   |                   | Kitchen Garden ..            | 1.663               |                    |
| 49                   |                   | Ditto .. ..                  | 2.641               |                    |
| PARISH OF SYWELL.    |                   |                              |                     |                    |
| 168                  |                   | Plantation .. ..             | 5.565               |                    |
| 169                  |                   | Upper Pond (part) ..         | 1.282               |                    |
| 170                  |                   | Round Clump .. ..            | .973                |                    |
| 172                  |                   | Pike Pond (pt.) ..           | 1.440               | 30.139             |
| TOTAL A.             |                   |                              |                     | 118.625            |

NOTE.—The Vendor reserves the right to retain possession of the Residence and Estate Offices until April 5th, 1922.

The Lot is sold with the benefit of rights-of-way: (a) over the Carriage Drive (Lot 24) between the points marked "E F" and "F G H" and over Lot 65 between the points marked "I J"; and (b) a supply of water as previously enjoyed from Lot 24 for domestic purposes, so long as the supply is available, upon payment of the sum of £10 a year payable quarterly and upon repairing and keeping in repair the branch line pipe from the main water supply pipe to this Lot. Also with the right to discharge sewage as previously enjoyed in Ice-house Plantation (Pt. Lot 24), and with right of access to the latter for the purpose of repairing, maintaining and renewing the sewer pipes.

The Lot is also sold subject to the following easements: (a) For the line of water supply pipes from Ice-house Plantation to the Mansion; (b) for the sewers from Lots 62, 63 and 64 to Ice-house Plantation, and subject to rights of access reserved to these Lots for the purpose of repairing, maintaining and renewing the water supply and sewer pipes; (c) rights of way reserved to Lots, 62, 63 and 64 over the roadway between the points marked "N" and "F" on the Plan; (d) a right of way for all purposes reserved to Lot 24 to Icehouse Plantation; and (e) the right to water stock in Upper and Pike Ponds reserved to Lot 65.

Estimated Value of Timber £624.

## LOT 62.

(Coloured Brown on Plan No. 1.)

A PICTURESQUE

# Stone-built and Slated House

occupying a delightful position in Overstone Park. The Lot is numbered Pt. 47 on the Plan, and covers an area of about

**2 roods, 21 perches**  
(.630a.)

and is In Hand. VACANT POSSESSION will be given on the 5th April, 1922.

## THE WOODLANDS

comprise :—Ornamental Belts containing well-grown mixed Timber, and the Plantations, which consist principally of Larch, are of about twenty years' growth.

### SCHEDULE

| NO. ON PLAN.      | DESCRIPTION.                       | DECIMAL ACREAGE. |
|-------------------|------------------------------------|------------------|
| PARISH OF SYWELL. |                                    |                  |
| Pt. 167           | Arable .. .. .                     | 20.096           |
| Pt. 167           | Grass .. .. .                      | 48.706           |
| Pt. 166 & 167     | Plantation and belt .. .. .        | 8.250            |
| Pt. 167 & 176     | Plantation and Warren belt .. .. . | 4.394            |
| 171               | Clump .. .. .                      | .300             |
| 174               | Warren belt (part) .. .. .         | 3.061            |
|                   | TOTAL .. A.                        | 84.807           |

NOTE.—The Lot is sold with the benefit of the right to water stock in the Upper and Pike Ponds (Lot 61) and subject to the right-of-way reserved to Lot 61 between the points marked I and J on the plan.

Estimated Value of Timber £759.

### LOT 66.

(Coloured Pink on Plan No. 1.)

AN

## Area of Grandly Timbered Parkland

occupying a convenient situation between Parson's Wood and the Mansion. It is numbered Pt. 58 on Plan, covers an area of about

### 32a. 2r. 16p.

(32.601a.)

and is let, together with other lands, to Mr. H. KIMBELL, on a Yearly, 11th October, Tenancy.

The Well House is included with Lot 24.

Landlord's Outgoings :—

|                                                    | £ | s. | d. |
|----------------------------------------------------|---|----|----|
| Rent Charge payable to Rector of Overstone .. .. . | 1 | 13 | 0  |

NOTE.—The Lot is sold with the benefit of a right-of-way over Lot 24 between the points marked E F on the plan and to a supply of water to the cattle trough, so long as the supply is available, upon payment of the sum of £5 a year payable quarterly to the owner of Lot 24, and upon keeping the ball tap and connection in repair, and subject to a right of access reserved to Lot 24 for the purpose of pumping water and repairing, renewing and maintaining the Well House and water supply pipes therefrom to the Mansion.

Estimated Value of Timber £265.

### LOT 67.

(Coloured Brown on Plan No. 1.)

## Part of the Well-stocked Estate Nursery

on the North-Western side of the Park. It is numbered Pts. 72 and 72A on the Plan, covers an area of about

### 2a. 2r. 21p.

(2.633a.)

and is In Hand. VACANT POSSESSION on COMPLETION of the PURCHASE.

Estimated Value of Timber £80.







CHURCH COTTAGE, OVERSTONE (Lot 68)



OVERSTONE VILLAGE (Lots 73—93)



£500 £1,150 Sold

**LOT 68.**

(Coloured Pink on Plan No. 1.)

**Church House, Overstone**

*An Attractive Cottage Residence*

occupying a private and secluded situation in Overstone Park and amidst charming surroundings.

**Area 2a. 1r. 2p.**

(2'263a.)

Tenant: Mr. C. M. NEWTON, and In Hand. Tenancy: Quarterly.

**THE HOUSE**

which is constructed of stone, with tiled roof, contains:—Four Bedrooms and Box Room, Porch Entrance, stone-paved Entrance Hall, Dining Room, about 15 ft. by 12 ft., excluding bay, and having modern tiled canopy low fire, Drawing Room, about 15 ft. by 12 ft., with similar fireplace, Kitchen with RICE & Co.'s range, Scullery and Coal-house. Overstone Sewer System.

**OUT-PREMISES**

Wash-house with Sink, Pump and Copper, two W.C.'s, Pigsty and Poultry House.

**THE GROUNDS**

are prettily timbered and consist of Garden, Lawn, Plantation, and part of the Estate Nursery.

NOTE.—The Lot is sold with the benefit of a right-of-way over the entrance drive (Lot 24) between the points marked D M on the Plan.

Estimated Value of Timber £20.

**LOT 69.**

(Coloured Yellow on Plan No. 1.)

**A Thriving and Matured Wood**

known as

*Blackthorn Wood*

together with a PLANTATION, principally of Larch, and situated on the South-Eastern boundary of the Park. They cover an area of about

**43a. 1r. 35p.**

(43'471a.)

and are In Hand.

no offer

**SCHEDULE**

| NO. ON PLAN.         | DESCRIPTION.                      | DECIMAL ACREAGE. |
|----------------------|-----------------------------------|------------------|
| PARISH OF ECTON.     |                                   |                  |
| Pt. 39               | Roadway .. .. .                   | .170             |
| 43, Pt. 44 & 45      | Plantation and Ecton Belt .. .. . | 25.749           |
| PARISH OF OVERSTONE. |                                   |                  |
| 1                    | Roadway .. .. .                   | .107             |
| 26                   | Ditto .. .. .                     | .959             |
| 27                   | Blackthorn Wood .. .. .           | 14.086           |
| PARISH OF SYWELL.    |                                   |                  |
| Pt. 167              | Plantation .. .. .                | 2.400            |
| TOTAL .. A.          |                                   | 43.471           |

Estimated Value of Timber £1,434.



## LOT 70.

(Coloured Pink on Plan No. 1.)

# Billing Lodge, Overstone

## *An Attractive Entrance Lodge*

with excellent Garden, numbered 25 on the Plan, together extending to an area of about

**1 rood, 8 perches**

(300a.)

The Lodge is In Hand. Accommodation:—Three Rooms, Scullery, Store Room and Pantry. Barn. Garden and Pump.

NOTE.—The Lot is sold with the benefit of a right-of-way over the carriage drive (Lot 24) from the road to the Lot.

## LOT 71.

(Coloured Brown on Plan No. 1.)

# An Area of Thriving Woodland

known as

## *Church Wood and Parson's Wood*

adjacent to the Village of Overstone. The Lot, which is In Hand, extends to an area of about

**48a. 2r. 31p.**

(48.692a.)

VACANT POSSESSION will be given on completion of the purchase.

Included in the Woods is a choice selection of Forest and Ornamental Trees, the predominating varieties being Oak and Spanish Chestnut.

### SCHEDULE

| NO. ON PLAN.         | DESCRIPTION.          | DECIMAL ACREAGE. |
|----------------------|-----------------------|------------------|
| PARISH OF OVERSTONE. |                       |                  |
| Pt. 68               | Plantation .. .. .    | 7.845            |
| 69                   | Parson's Wood .. .. . | 21.098           |
| 71                   | Church Wood .. .. .   | 19.749           |
|                      | TOTAL .. A.           | 48.692           |

Estimated Value of Timber £2,810.

*No bid*

## LOT 72.

(Coloured Yellow on Plan No. 1.)

# A Block of Mixed Woodlands

including

## THE KEEPER'S HOUSE AND KENNELS

situate within the Park-wall and bounded on two sides by capital roads. They cover an area of about

**133a. 3r. 12p.**

(133'823a.)

and are In Hand. VACANT POSSESSION can be had upon completion of the purchase.

Landlord's Outgoings:—

|                                    | £ | s. | d. |
|------------------------------------|---|----|----|
| Commuted Tithe Rent Charge .. .. . | 4 | 10 | 11 |

## THE STONE-BUILT AND SLATED GABLED KEEPER'S HOUSE

contains three Bedrooms, two Sitting Rooms, Kitchen with Range, Sink, and water laid on, and Porch. Outside are Wash-house, with Copper and Sink, Coal and Wood-house, and W.C.

## COACH-HOUSE AND 2-STALL STABLE

Store Shed and brick-paved Yard. Orchard and Garden.

## THE KENNELS AND OUTBUILDINGS

are brick and stone built and slated, and comprise: Mess Room, Sitting House, two Game Larders, Hen-roost, 11 Kennels with paved Yards, Gun Room and Room over, Boiler House with two Coppers, Pump House and Loft over, 2-bay Open Cart Shed, and Privy.

## THE WOODS

are known as Pie Corner, Bonfire Bank, Fox Covert, Ferny Bank, Large Quarter, Ass Bank, Highlands and Young Spinney, and contain a large quantity of

## Valuable Mixed Timber

### SCHEDULE

| NO. ON PLAN.         | DESCRIPTION.                          | DECIMAL AVERAGE. |
|----------------------|---------------------------------------|------------------|
| PARISH OF SYWELL.    |                                       |                  |
| 127                  | Bonfire Bank .. .. .                  | 12'209           |
| 128                  | Pie Corner .. .. .                    | 11'554           |
| 129                  | Grass .. .. .                         | 1'479            |
| 130                  | Orchard .. .. .                       | 612              |
| 131                  | Keeper's House, Kennels, etc. .. .. . | 1'956            |
| 132                  | Grass .. .. .                         | 1'933            |
| 132A                 | Fox Covert .. .. .                    | 5'858            |
| 133                  | Ferny Bank .. .. .                    | 19'009           |
| 134                  | Large Quarter .. .. .                 | 25'163           |
| 135                  | Cherry Spinney .. .. .                | 10'287           |
| PARISH OF OVERSTONE. |                                       |                  |
| 11                   | Young Spinney .. .. .                 | 7'652            |
| 12                   | Spinney .. .. .                       | 2'273            |
| 13                   | Highlands .. .. .                     | 16'728           |
| Pt. 87               | Ass Bank .. .. .                      | 17'110           |
| TOTAL .. A.          |                                       | 133'823          |

Estimated Value of Timber £8,982.

## OVERSTONE VILLAGE.—Lots 73 to 93 inclusive

consisting of Houses, Cottages, Allotments, etc., are sold with the benefit of and subject to all necessary rights-of-way, drainage, access and water, whether specifically mentioned in the descriptions of the Lots or not.

NOTE.—With the exception of Lots 73, 74, and 76, the Cottages, etc., are connected with the Overstone Sewer System.

| LOT NO. | NO. OF PLAN. | COLOUR. | DESCRIPTION.                                                                                                                                                                                                                                                                                                                                                                                    | TENANT.                                                                                      | TENANCY.                                | QUANTITY DECIMAL ACREAGE. | REMARKS.                                                                                            |
|---------|--------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-----------------------------------------|---------------------------|-----------------------------------------------------------------------------------------------------|
| 73      | 2            | Green   | <i>Lots 73 and 74 will first be offered together, and, if not so sold, they will be offered in two Lots as shown.</i><br>A capital Semi-detached brick and stone built and tiled Cottage, the upper part being rough east (No. 32). Accommodation: three Bedrooms, Living Room, Kitchen and Pantry. At the Rear: Barn, Privy and Pigsty. Use of Wash-house in common with Lot 74. Large Garden. | Mr. H. Kimbell                                                                               | Weekly                                  | .375                      | Sold with the benefit of joint user of the pump situated between the two Lots. Landlord pays rates. |
| 74      | 2            | Yellow  | A similar Lot (Cottage, No. 31).                                                                                                                                                                                                                                                                                                                                                                | Mr. C. Cross                                                                                 | Ditto                                   | .393                      |                                                                                                     |
| 75      | 2            | Pink    | An enclosure of productive Allotment Gardens.                                                                                                                                                                                                                                                                                                                                                   | Various                                                                                      | { Half-yearly (Lady Day and Michaelmas) | 1.081                     | Landlord pays rates.                                                                                |
| 76      | 2            | Pink    | A pretty Entrance Lodge of stone with slated roof, containing three Rooms, Scullery, Store Room and Pantry. Barn, Yard and Pump.                                                                                                                                                                                                                                                                | In Hand                                                                                      | —                                       | .049                      | Sold with a right-of-way over the Carriage Drive (Lot 24) from the Overstone Road to the Lot.       |
| 77      | 2            | Blue    | A row of five stone-built and thatched Cottages, numbered 1 to 9 inclusive. Two contain five Rooms, two four Rooms, and the remaining Cottage three Rooms. There is a range of Barns at the rear, also eight W.C.'s and eight Pigsties, and a Garden to each. Water from Pump.                                                                                                                  | Mr. T. Doughty<br>Mr. W. H. Williams<br>Mr. J. M. Harris<br>Mr. J. Ainge<br>Mr. J. M. Harris | Weekly                                  | .763                      | Landlord pays rates.                                                                                |



# OVERSTONE VILLAGE.—Lots 73 to 93 inclusive—Continued.

| LOT NO. | NO. OF PLAN. | COLOUR. | DESCRIPTION.                                                                                                                                                                                                                                                                                                                                                                     | TENANT.                    | TENANCY.                              | QUANTITY DECIMAL ACREAGE. | REMARKS.                                                                                           |
|---------|--------------|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------------------------------|---------------------------|----------------------------------------------------------------------------------------------------|
| 78      | 2            | Green   | <i>Lots 78 and 79 will first be offered together and, if not so sold, they will be offered in two Lots as shown.</i><br>A modern brick-built and tiled Cottage (No. 35) with the upper part rough cast. Erected about 1890. It contains three Bedrooms, Sitting Room, Living Room and Pantry. Barn. Use of Wash-house in common with Lot 79. Excellent Garden. Allotment Garden. | Mr. O. Clark               | Weekly                                | .420                      | Sold with the benefit of joint use of the pump situated between the two Lots. Landlord pays rates. |
| 79      | 2            | Yellow  | The adjoining similar Cottage (No. 34).                                                                                                                                                                                                                                                                                                                                          | Mr. W. Chown               | Weekly                                | .252                      |                                                                                                    |
| 80      | 2            | Pink    | Two useful Allotment Gardens.                                                                                                                                                                                                                                                                                                                                                    | Mr. Thornycroft            | Half-yearly (Lady Day and Michaelmas) | .256                      | Landlord pays rates.                                                                               |
| 81      | 2            | Pink    | A similar Lot adjoining.                                                                                                                                                                                                                                                                                                                                                         | Mr. Summerley<br>Mr. Sabin | Ditto                                 | .280                      | Ditto                                                                                              |
| 82      | 2            | Green   | A model Semi-Detached Cottage, erected about 14 years ago. Sitting Room, Living Room, Barn, Pantry, and three Bedrooms. Outside are Wash-house with copper and sink, Pantry and W.C. Rain-water butt. Large Garden.                                                                                                                                                              | Mr. A. Clayson             | Weekly                                | .200                      | Landlord pays rates.                                                                               |
| 83      | 2            | Yellow  | The adjoining similar Cottage.                                                                                                                                                                                                                                                                                                                                                   | Mr. H. England             | Ditto                                 | .170                      | Sold with the benefit of joint user of the well in Lot 83.                                         |

# OVERSTONE VILLAGE.—Lots 73 to 93 inclusive—Continued.

| LOT NO. | NO. OF PLAN. | COLOUR. | DESCRIPTION.                                                                                                                                                                                                                                                                                                                                                                                                       | TENANT                                                | TENANCY.                              | QUANTITY DECIMAL ACREAGE. | REMARKS.                                                                                           |
|---------|--------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|---------------------------------------|---------------------------|----------------------------------------------------------------------------------------------------|
| 84      | 2            | Brown   | <i>Lots 84 and 85 will first be offered together, and, if not so sold, they will be submitted in two Lots as follows:—</i><br>An attractive Semi-detached Cottage (No. 15) of brick and tile construction, the upper part rough cast and half timber. Three Bedrooms, Sitting Room, Living Room and Pantry. Out-buildings consist of Barn, Pigsty and W.C. Use of Wash-house in common with Lot 85. Useful Garden. | Mr. W. Reynolds                                       | Weekly                                | .235                      | Landlord pays rates.<br>Sold with the benefit of joint user of the pump situated between the Lots. |
| 85      | 2            | Pink    | Garden (part).<br>A similar Lot (Cottage No. 16).                                                                                                                                                                                                                                                                                                                                                                  | Mrs. S. Haynes<br>Ditto                               | Ditto<br>Ditto                        | .157                      |                                                                                                    |
| 86      | 2            | Blue    | <i>Lots 86 and 87 will first be submitted together, and if not so sold, they will be offered in two Lots as shown.</i><br>A similar Lot (Cottage No. 17).                                                                                                                                                                                                                                                          | Mr. R. Nichols                                        | Ditto                                 | .142                      |                                                                                                    |
| 87      | 2            | Yellow  | A similar Lot (Cottage No. 18).<br>Garden (part).                                                                                                                                                                                                                                                                                                                                                                  | Mr. S. G. Buswell<br>Mr. R. Nichols                   | Ditto<br>Ditto                        | .190                      | Ditto                                                                                              |
| 88      | 2            | Yellow  | Three stone-built and Thatched Cottages (Nos. 12, 13 and 14), containing from two to four Rooms each, and having two W.C.'s. Useful Out-premises and Gardens.                                                                                                                                                                                                                                                      | Mr. W. Summerley<br>Mr. J. M. Harris<br>Mrs. M. Emery | Ditto                                 | .265                      | Landlord pays rates.                                                                               |
| 89      | 2            | Green   | Three conveniently-placed Allotment Gardens, adjoining the School on the East side                                                                                                                                                                                                                                                                                                                                 | Mr. J. M. Harris and<br>Mr. England                   | Half-yearly (Lady Day and Michaelmas) | .413                      | Ditto                                                                                              |

# OVERSTONE VILLAGE.—Lots 73 to 93 inclusive—Continued.

| LOT NO. | NO. OF PLAN. | COLOUR. | DESCRIPTION.                                                                                                                                                                                                                                                                                                                                                                                                                                   | TENANT.                                               | TENANCY.                              | QUANTITY DECIMAL ACREAGE. | REMARKS.                                                             |
|---------|--------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|---------------------------------------|---------------------------|----------------------------------------------------------------------|
| 90      | 2            | Brown   | The Modern School and School House, situate in the centre of the Village, and substantially built of stone and tiled, with half-timber upper part. The School has accommodation for 70 children, and comprises: two Class Rooms with wood block floors, Cloak Room, four W.C.'s, Barn, Urinal and Playground. The School House adjoins, and contains three Bedrooms, Parlour, Living Room and Larder. Wash-house, Coal-house and W.C. outside. | Rev'd. C. Bach and another                            | Yearly (Christmas)                    | .304                      |                                                                      |
| 91      | 2            | Yellow  | A model Semi-detached brick-built and tiled Cottage, having the upper part rough cast. Three Bedrooms, Sitting Room, Kitchen, Barn and Pantry. Out-premises, Wash-house with copper and sink, Pigsty and W.C.                                                                                                                                                                                                                                  | Mr. W. Clarke                                         | Weekly                                | .388                      |                                                                      |
| 92      | 2            | Blue    | Allotment Garden adjoining                                                                                                                                                                                                                                                                                                                                                                                                                     | Mr. J. M. Harris                                      | Half-yearly (Lady Day and Michaelmas) |                           | Sold with the benefit of joint user of the pump Landlord pays rates. |
| 93      | 2            | Pink    | The adjoining similar Cottage and Garden                                                                                                                                                                                                                                                                                                                                                                                                       | Mr. C. Wright                                         | Weekly                                |                           |                                                                      |
|         |              |         | Allotment Garden                                                                                                                                                                                                                                                                                                                                                                                                                               | Mr. J. M. Harris                                      | Half-yearly (Lady Day and Michaelmas) | .394                      |                                                                      |
|         |              |         | A row of four stone-built and thatched Cottages with Gardens. They contain from two to four Rooms each and have useful Out-premises, including Wash-house, Barns, Pigsties and six W.C.'s. The old Church Room adjoins. Gardens. Water from Pump.                                                                                                                                                                                              | Mr. J. M. Harris<br>Mr. T. Holmes<br>Mr. G. Underwood | Weekly                                |                           |                                                                      |
|         |              |         | Three Allotment Gardens at the rear                                                                                                                                                                                                                                                                                                                                                                                                            | Ditto                                                 | Half-yearly (Lady Day and Michaelmas) | .736                      | Landlord pays rates.                                                 |



**LOT 94.***(Coloured Pink on Plan No. 1.)***A Capital Stone and Slated Cottage**

known as

***The Pytchley Lodge***

placed at the North-Western entrance of Overstone Park, and numbered 64 on the Plan. The Lot has an area of about

**1a. Or. 20p.****(1.128a.)**

and is In Hand.

Accommodation :—Two Bedrooms, Living Room, Kitchen with Copper and Sink, Coal-house and Pantry. Three Lean-to Sheds, Garden and Pump.

NOTE.—The Lot is sold with the benefit of a right-of-way over the carriage drive (Lot 24) from the point marked H on the plan to the Lot.

Estimated Value of Timber £60.

*Lots 95 and 96 will be offered first together. If not so sold, Lot 96 will be offered. If Lot 96 be not sold, Lot 95 will be withdrawn.*

| LOT NO. | DESCRIPTION.                 | DECIMAL ACREAGE. |
|---------|------------------------------|------------------|
| 95      | Hackleton House Farm .. .. . | 259.249          |
| 96      | Land, Hackleton .. .. .      | 85.518           |
|         | TOTAL .. A.                  | 344.767          |

**LOT 95.***(Coloured Green on Plan No. 5.)***Hackleton House Farm, Hackleton*****A Productive Corn and Stock Holding***

adjacent to the Village of HACKLETON, about one mile from PIDDINGTON Station on the Northampton and Bedford Branch of the Midland Railway, and about five miles South-East from NORTHAMPTON, on the main road from Northampton to London.

Tenant : Mr. JOHN SANSOME (with other lands), and In Hand.

Tenancy : Yearly 11th October.

**Area 259a. 1r. 0p.****(259.249a.)****THE HOUSE**

is placed at the Western end of the Village, is stone built and slated, and contains :—

ON THE GROUND FLOOR.—Glazed Entrance Porch, spacious Entrance Hall, Dining and Drawing Rooms, each about 18 ft. by 15 ft., excluding bay windows, with modern tiled, low fireplaces, Office or Breakfast Room, two Pantries, Kitchen, Back Kitchen, Coal-house and Office.

IN THE BASEMENT.—Cellars and Dairy.

ON THE FIRST FLOOR.—Four Bedrooms, Bathroom and pedestal W.C., and four Attic Bedrooms over.

**PLEASANT LAWN AND KITCHEN GARDEN**

walled to a height of about 10 feet, and a Tennis Lawn in Enclosure No. 138. Heated Greenhouse.

**THE NAG STABLING**

is detached, and includes two Stalls, Loose Box, Harness Room and Loft, and the OUTBUILDINGS consist of Potting House, Workshop, Cowshed for three, two Loose Boxes, Yard and Poultry House.

## THE FARM BUILDINGS

are on the opposite side of the road, and comprise: Four-division Piggery, two Loose Boxes or Cowshed for six, 3-bay Open Cattle Shed, Loose Box or Cowshed for three, Cowshed for twelve and Loose Box, Calfpen, 3-stall Cart-horse Stable, Loose Box and closed Cattle Shed with Granary over, 5-bay Open Cattle Hovel, Hen Roost, 5-bay Open Cart Hovel and Implement House.

### An Excellent Four-Roomed Cottage

with BREW HOUSE adjoins.

### An Off-lying Set of Buildings

is situate on the upper part of the Farm and includes :

### A SUPERIOR MODERN FARM COTTAGE

with three Bedrooms, Sitting Room, Living Room and Pantry, and outside Wash-house, Coal Shed and Privy.

## THE BUILDINGS

are stone and brick built and slated, and consist of 8-stall Cart-horse Stable, Loose Box, Chaff-house, Cowshed for 10, Barn with two Lofts, two Loose Boxes, 4-bay Open Cattle Hovel and Hen Roost, 3-bay Open Wagon Hovel, Implement Hovel and 8-bay Open Cattle Shed and Horse Gear.

### A Six-Roomed Brick and Slated Cottage

with Pantry stands in Enclosure No. 140. OUTBUILDINGS:—Wash-house, Coal Shed, Pigsty and Privy. Garden.

#### SCHEDULE.

| NO. ON PLAN.          | TENANT.               | DESCRIPTION.                               | DECIMAL<br>ACREAGE. | TOTAL<br>QUANTITY. |
|-----------------------|-----------------------|--------------------------------------------|---------------------|--------------------|
| PARISH OF HACKLETON.  |                       |                                            |                     |                    |
| 20                    | Mr. J. Sansome ..     | Arable .. .. .                             | 35.511              |                    |
| 21                    |                       | Ditto .. .. .                              | 18.893              |                    |
| 22                    |                       | House, Buildings, Yard, etc.               | 1.791               |                    |
| 23                    |                       | Grass .. .. .                              | 5.039               |                    |
| 38                    |                       | Arable .. .. .                             | 17.744              |                    |
| 63                    |                       | Grass .. .. .                              | 43.261              |                    |
| 41                    |                       | Ditto .. .. .                              | 6.482               |                    |
| 64                    |                       | Ditto .. .. .                              | 19.688              |                    |
| 65                    |                       | Arable .. .. .                             | 16.499              |                    |
| 66                    |                       | Ditto .. .. .                              | 16.454              |                    |
| 94                    |                       | Grass .. .. .                              | 11.961              |                    |
| 101                   |                       | Orchard .. .. .                            | .876                |                    |
| 102                   |                       | Buildings, Yards, Cottage,<br>etc. .. .. . | .741                |                    |
| 136                   |                       | House, Buildings, Orchard,<br>etc. .. .. . | 2.409               |                    |
| 137                   |                       | Grass .. .. .                              | 9.020               |                    |
| 137 <sup>A</sup>      |                       | Ditto .. .. .                              | .069                |                    |
| 138                   |                       | Ditto .. .. .                              | 8.553               |                    |
| 139                   | Site of Cottage .. .. | .123                                       |                     |                    |
| 140                   | Cottage and Garden .. | .251                                       |                     |                    |
| 141                   | Grass .. .. .         | 13.968                                     |                     |                    |
| PARISH OF PIDDINGTON. |                       |                                            |                     |                    |
| 23                    |                       | Grass .. .. .                              | 12.555              |                    |
| 24                    |                       | Ditto .. .. .                              | 12.073              |                    |
| PARISH OF HACKLETON.  |                       |                                            |                     | 253.961            |
| 39                    | In Hand ..            | Spinney .. .. .                            | 2.642               |                    |
| 40                    |                       | Ditto .. .. .                              | 1.777               |                    |
| 92                    |                       | Trees, etc. .. .. .                        | .528                |                    |
| 93                    |                       | Ditto .. .. .                              | .161                |                    |
| Pt. 13                |                       | Freeboard .. .. .                          | .180                |                    |
|                       |                       |                                            |                     | 5.288              |
| TOTAL                 |                       |                                            | A. ..               | 259.249            |

Estimated Value of Timber £500.

**LOT 96.***(Coloured Pink on Plan No. 5.)*

AN AREA OF  
**Valuable Grass and Arable Land**

intersected by the main road running from Northampton to Bedford and about one mile North-East from the Village of HACKLETON. It is bounded on the West by the Midland line of Railway. The Lot covers an area of about

**85a. 2r. 3p.****(85·518a.)**

and is let, together with other lands, to Mr. JOHN SANSOME, on a Yearly, 11th October, Tenancy, with the exception of a strip of woodland, which is In Hand.

**SCHEDULE**

| NO. ON PLAN.         | TENANT.           | DESCRIPTION.      | DECIMAL<br>ACREAGE. | TOTAL<br>QUANTITY. |  |
|----------------------|-------------------|-------------------|---------------------|--------------------|--|
| PARISH OF HACKLETON. |                   |                   |                     |                    |  |
| Pt. 18               | Mr. J. Sansome .. | Arable .. ..      | 31·570              | 84·548             |  |
| 19                   |                   | Ditto .. ..       | 12·079              |                    |  |
| 24                   |                   | Grass .. ..       | ·525                |                    |  |
| 25                   |                   | Ditto .. ..       | 2·532               |                    |  |
| 27                   |                   | Ditto .. ..       | 5·987               |                    |  |
| Pt. 28               |                   | Arable .. ..      | 17·164              |                    |  |
| 29                   |                   | Trees, etc. .. .. | ·341                |                    |  |
| 30                   | Pond .. ..        | ·228              |                     |                    |  |
| Pt. 31               | Grass .. ..       | 14·122            |                     |                    |  |
| Pt. 18               | In Hand .. ..     | Trees, etc. .. .. | ·090                |                    |  |
| Pt. 28               |                   | Ditto .. ..       | ·350                |                    |  |
| Pt. 31               |                   | Ditto .. ..       | ·150                |                    |  |
| 14                   |                   | Freeboard .. ..   | ·074                |                    |  |
| 16                   |                   | Ditto .. ..       | ·306                |                    |  |
| TOTAL A.             |                   |                   | ..                  | 970                |  |
|                      |                   |                   |                     | 85·518             |  |

Estimated Value of Timber £24.

**LOT 97.***(Coloured Brown on Plan No. 5.)*

**A Stone and Brick-built and Thatched Cottage**  
(No. 15)

in the Village of HACKLETON, and Let, together with the Farm, to Mr. JOHN SANSOME on a Yearly, 11th October, Tenancy. With the Garden and Out-premises, the Lot covers an area of about

**2 roods, 4 perches****(·523a.)**

Accommodation :—Two Bedrooms upstairs, three Rooms and Pantry downstairs. A Wash-house and Barn adjoin, and there is a Pigsty. Pump water.

**SCHEDULE**

| NO. ON PLAN.         | DESCRIPTION.             | DECIMAL ACREAGE. |
|----------------------|--------------------------|------------------|
| PARISH OF HACKLETON. |                          |                  |
| Pt. 96               | Cottage and Garden .. .. | ·100             |
| 97                   | Grass .. ..              | ·423             |
| TOTAL .. A.          |                          | ·523             |



**LOT 98.***(Coloured Blue on Plan No. 5.)*

A ROW OF  
**Four Stone-built and Thatched Cottages**

(Nos. 11, 12, 13 and 14)

with Gardens and a small Paddock, situate in the Village of HACKLETON. They have an area of about

**1 rood, 36 perches**

(473a.)

*£140 net sold*

and are let on Weekly Tenancies, (with the exception of the Paddock, which is let to Mr. G. KILPIN on a tenancy at will) Landlord paying rates, to Mr. J. BERRY, Mrs. TEBBUTT, and Mrs. MAWBY.

Nos. 11 and 12 comprise a Four-roomed COTTAGE and a Two-roomed COTTAGE, the latter used as a barn.

No. 13 has four rooms and No. 14 two rooms and Pantry. In addition there are four Barns and a Privy.

SCHEDULE.

| NO. ON PLAN.         | DESCRIPTION.                       | DECIMAL ACREAGE. |
|----------------------|------------------------------------|------------------|
| PARISH OF HACKLETON. |                                    |                  |
| Pt. 99               | Three Cottages and Gardens .. .. . | ·347             |
| Pt. 99               | Paddock .. .. .                    | ·126             |
|                      | TOTAL .. A.                        | ·473             |

**LOT 99.***(Coloured Yellow on Plan No. 5.)*

THREE ENCLOSURES OF CONVENIENTLY PLACED

**Accommodation Grassland**

adjoining the School, in the Village of HACKLETON. They cover an area of about

**8a. 1r. 1p.**

(8255a.)

*£350*

and are let to Mr. HENRY PEARSON on a Yearly, 11th October, Tenancy.

SCHEDULE

| NO. ON PLAN.         | DESCRIPTION.  | DECIMAL ACREAGE. |
|----------------------|---------------|------------------|
| PARISH OF HACKLETON. |               |                  |
| 86                   | Grass .. .. . | 3·591            |
| 110                  | Ditto .. .. . | ·392             |
| 112                  | Ditto .. .. . | 4·272            |
|                      | TOTAL .. A.   | 8·255            |

Estimated Value of Timber £24.

**END OF SALE.**

## CONDITIONS OF SALE.

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1.—The highest bidder for each lot shall be the Purchaser, and if any dispute shall arise as to any bidding the lot shall be put up again at the last undisputed bidding. There will be a reserve price for each lot and the Vendor or his agent shall be at liberty to bid. The amount of the advance on each bidding shall be regulated by the Auctioneer and no bidding shall be retracted. The Vendor reserves to himself the right to withdraw the property or any lot at any time before the same is actually sold without declaring the reserve price and also to offer the whole property in one lot in the first instance and to consolidate, divide, combine or alter any lots or lot.

2.—Each Purchaser shall at the close of the sale to him pay to the Auctioneer a deposit of £10 per cent. on the amount of his purchase money and shall sign an agreement in the form subjoined to these conditions and shall pay the remainder of his purchase money on the 5th January next at the Office of the Trustees' Solicitors, Messrs. FRESH-FIELDS & LEESE, at New Bank Buildings, 31, Old Jewry, London, E.C., at which time and place the purchase shall be completed; and a Purchaser, paying his purchase money, shall as from that day be let into possession or receipt of the rents and profits of the lot or lots purchased by him and shall pay and discharge all rates, taxes and other outgoings whatsoever; and up to that day all outgoings shall be apportioned (if necessary) and if from any cause whatever other than the wilful default of the Vendor, the completion of any purchase shall be delayed beyond the said 5th day of January next, the remainder of the purchase money shall bear interest at the rate of £7 per cent. per annum from that day to the day of actual completion but this stipulation is without prejudice to the Vendor's rights under any other of these conditions.

3.—The several lots are sold subject to all chief, quit and other rents and outgoings, and to all rights of way, water, drainage and other easements affecting the same, and to any liability to repair or contribute to the repair of roads, ways, drains, fences or other matters, and also to the existing tenancies and all allowances to and claims for compensation and other rights of the Tenants.

4.—The title shall commence with the Will of the Right Honourable Samuel Jones Baron Overstone who died on the 17th November, 1883, and the Purchaser shall assume the seisin or ownership of the said Testator and that the several lots passed by the residuary devise of his freehold estates in the said Will contained.

5.—The life estate of the Vendor in the property, while still an estate in remainder, was assigned to H. Mallaby-Deeley, Esquire, M.P., by an Indenture dated the 29th day of December, 1911, subject to and charged with certain yearly rent charges mentioned in the first Schedule to such Indenture, and also subject to the Liability (if any) created by a letter mentioned in the Second Schedule thereto. The Purchaser shall assume that the charges mentioned in the said First Schedule were the only assignments of, or incumbrances on, the said life estate which were existing and undischarged at the date of such Indenture; and the Vendor shall not be required to abstract, or produce, any deeds or documents relating to assignments or incumbrances of earlier date not mentioned in the said Indenture, nor to answer any requisitions or objections, nor to give any indemnity, in respect thereof. The Purchaser shall also assume that the liability (if any) created by the said letter is no longer subsisting and shall make no requisition or objection in respect thereof. Since the date of the said Indenture of the 29th December, 1911, further rent charges and incumbrances affecting the Vendor's life estate have been created by the said



H. Mallaby-Deeley, Esq., M.P. The deeds or documents relating to all such charges or incumbrances will be abstracted and produced (except such documents (if any) as to which the aforesaid Solicitors shall state in writing their belief that the same have been lost and cannot be found) and the Purchaser shall not be entitled to make any requisition or objection in respect of such excepted documents or any of them, nor require the same to be abstracted or produced nor be entitled to any indemnity in respect thereof. The consents in writing of the said H. Mallaby-Deeley, Esq., M.P., and other the incumbrancers on the said life estate to the sale will be obtained and produced to the Purchaser for inspection and the Purchaser shall assume that the persons giving such consents are the only persons now entitled as assignees for value of or as incumbrancers on the said life estate and shall not require them or any of them to concur in the conveyance.

6.—The Vendor shall not be required to furnish any evidence of the identity of the present with any former description of the several lots beyond what may be afforded by the muniments themselves, nor to reconcile differing descriptions.

7.—Within fourteen days after the delivery of the Abstract the Purchaser shall furnish to the Solicitors aforesaid a statement in writing of his requisitions and objections (if any) arising on the Abstract, Particulars or Conditions and within seven days after the delivery of the replies thereto the Purchaser shall furnish to the said Solicitors a statement in writing of his further objections or requisitions (if any) arising on such replies and every objection or requisition not so stated shall be considered as waived, and, subject only to requisitions or objections so delivered, the title shall be considered as accepted, time being of the essence of the Contract. For the purpose of this condition the Abstract shall be considered complete if it supplies the information suggesting the objection or requisition, though otherwise defective.

8.—If any Purchaser shall make and insist on any objection or requisition either as to title, conveyance or any matter appearing on the Particulars, Conditions or Abstract or otherwise which the Vendor shall be unable or unwilling to remove or comply with, the Vendor shall notwithstanding any previous negotiation or litigation be at liberty on giving to the Purchaser not less than 10 days' notice in writing to annul the sale, in which case, unless the objection or requisition shall have been in the meantime withdrawn, the sale shall at the expiration of the notice be annulled, the Purchaser being in that event entitled to a return of the deposit but without interest, costs or compensation.

9.—Each lot is believed and shall be taken to be correctly described as to quantity and otherwise and no error, omission or misdescription in the particulars or plan or these conditions shall invalidate the sale or be made the subject of any claim for compensation.

10.—(A) The Purchaser shall not except as provided in paragraph 10 (B) hereof require any rent or outgoings affecting the lot or lots purchased by him and other property to be apportioned or call for any evidence not in the Vendor's possession as to the origin or creation thereof or otherwise in respect thereof or require any indemnity against any part thereof which ought to be borne by other property.

10.—(B) Such of the lots as are in the Parish of Overstone are subject to a yearly rent charge of £76 payable to the Rector of Overstone under an Act of Parliament of the year 1727, and with a view to facilitating the collection and payment thereof in future the said rent charge shall henceforth be charged on Lots 22, 24 to 31 inclusive, 61 and 66 in the proportions stated in the Particulars of Sale in exoneration (so far as may be) of the other lands charged therewith. No legal apportionment of such Rent Charge has been or will be made but the respective Purchasers of Lots 22, 24 to 31 inclusive, 61 and 66 shall enter into such deeds of mutual covenant charge and indemnity in connection with the payment of such rent charge as the Trustees' Solicitors may approve and such deeds shall be prepared



and engrossed by the 'Trustees' Solicitors in as many parts as there are parties thereto respectively at the expense of the several parties thereto and each party shall be entitled at his own expense to receive and retain possession of one part but any delay in the preparation and execution of any such deed or deeds shall not be a ground for delaying the completion of the Purchase of any Lot. The same Act also provides for the payment of certain taxes, levies and assessments out of the same lands but such taxes, levies and assessments have never to the knowledge of the Vendor been demanded or paid, and the Purchasers shall not raise any objection or requisition or require any indemnity in respect thereof.

11.—Where holdings have been divided into lots for the purposes of this Sale, the Vendor himself may or shall at the request and cost of the Purchaser or Purchasers of all lots into which a holding has been divided give to the tenant of such holding notice to quit at the first available date and each and every purchaser of any part of the holding shall if required join with the Vendor on the issue of this notice to quit and shall indemnify him against all claims of any description by the Tenant or any other person arising from the giving of such notice.

12.—On payment of the balance of the purchase money the Purchaser shall be entitled to a proper Conveyance of the Lot or Lots purchased by him from the Vendor and all other necessary parties, such conveyance and every other instrument, act and thing which shall be required by the Purchaser for getting in or releasing any outstanding estate right or interest or for completing the Vendor's title or for any other purpose to be prepared, obtained, made and done by and at the expense of the Purchaser and the draft of every such conveyance or instrument shall be left not less than 14 days and the engrossment thereof not less than seven days before the 5th day of January next at the office aforesaid for perusal and execution respectively by the Vendor and all other necessary parties.

13.—Each purchaser shall if required by the Vendor execute a duplicate of his conveyance and deliver the same to the Vendor, such Conveyance to be prepared, executed and stamped by and at the expense of the Purchaser.

14.—As the Vendor is selling as tenant for life under the powers of the Settled Land Acts 1882 to 1890, his covenants for title and further assurance whether express or implied shall as regards the remainder expectant on his life estate in the property be qualified so as to extend only to the acts of himself and persons claiming under him.

15.—All documents of Title which relate to other property as well as to any lot or lots now offered for sale will be retained by the Vendor or the said H. Mallaby-Deeley, Esq., M.P., or by the Trustees of the said Will and the person or persons retaining the same will give the usual statutory acknowledgment (but not an undertaking) in respect thereof.

16.—If any Purchaser shall neglect or fail to comply with any of the above conditions or the stipulations his deposit shall be forfeited and the Vendor may with or without notice re-sell the lot or lots in respect of which default may occur without previously tendering a Conveyance to the defaulter at this Sale, and any resale may be made by auction or private contract at such time and subject to such conditions and in such manner generally as the Vendor may think proper, and if thereby a loss shall be incurred by reason of diminution in price or expenses incurred or both the defaulting Purchaser at this sale shall be liable for the amount of such loss as liquidated damages and on any such re-sale by auction the lot or lots offered for sale may be bought in and all expenses consequent on any unsuccessful attempt to re-sell shall be forthwith paid by the defaulter at this sale.

## AGREEMENT.

---

3,

of

hereby acknowledge myself to be the Purchaser of Lot described in the Particulars of Sale of THE OVERSTONE PARK ESTATE (a copy of which has been signed for the purposes of identification by of the firm of MESSRS. KNIGHT, FRANK & RUTLEY, Auctioneers) at the sum of £ and that I have paid £ as a deposit and in part payment of the Purchase-money, and I hereby agree to pay the remainder thereof and to complete the Purchase in accordance with the said Particulars and the revisions thereof (if any) and the aforesaid General Notes, Summaries, Stipulations, Conditions of Sale and Special Conditions of Sale respectively.

Dated this day of , 1921.

Purchase-money ... .. £ : :

Deposit ... .. £ : :

---

Balance ... £ : :

---

As Agents for Harry Mallaby-Deeley, Esq., M.P., and Lewis Richard William Loyd, Esq., the Vendor. we hereby confirm this Sale and, as Stakeholders, acknowledge the receipt of the above-mentioned deposit.

Abstract of Title to be sent to:—

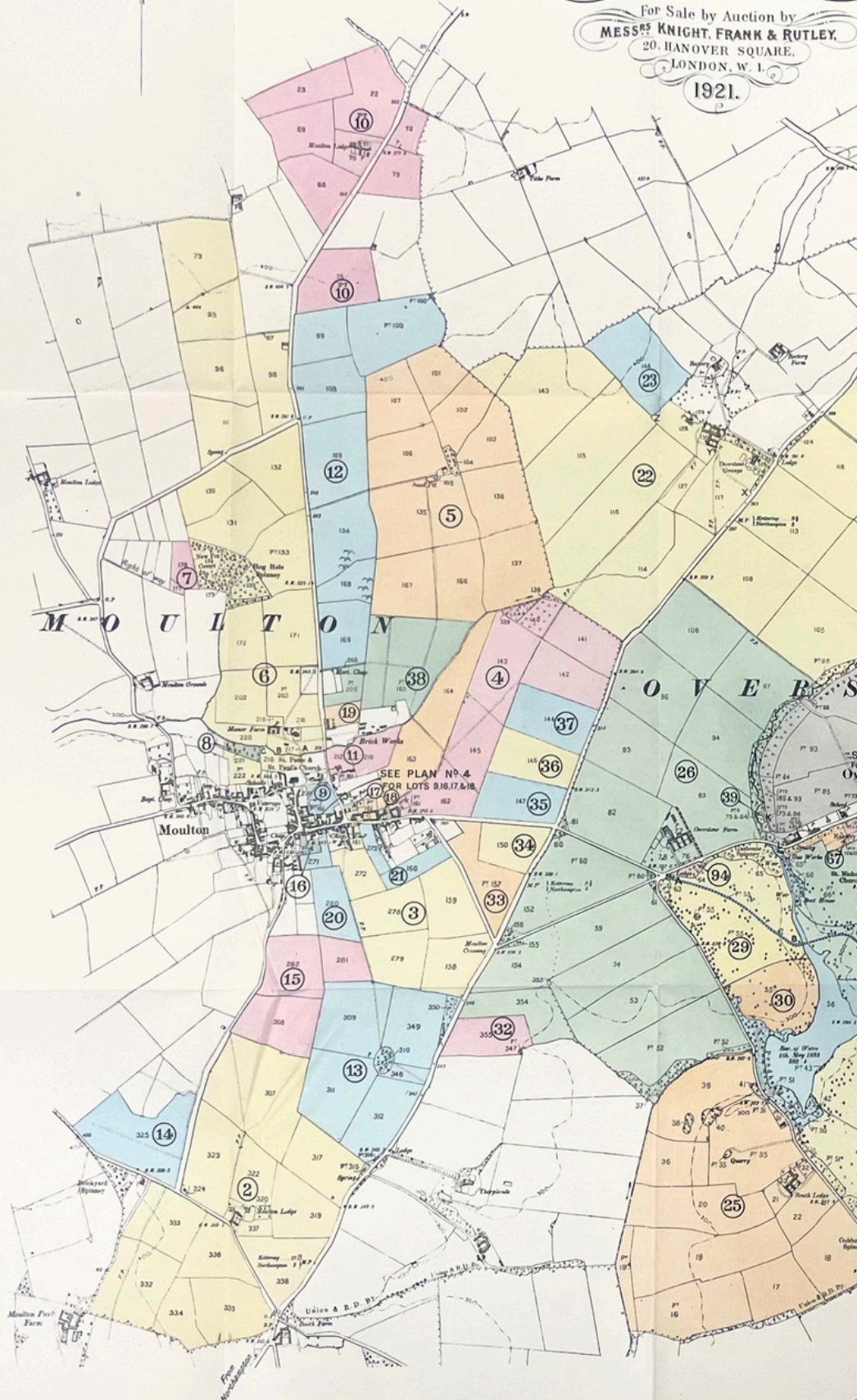






# PLAN OF THE OVERSTONE PARK ES NEAR NORTHAMPTON

For Sale by Auction by  
MESSRS KNIGHT, FRANK & RUTLEY,  
20, HANOVER SQUARE,  
LONDON, W. 1.  
1921.

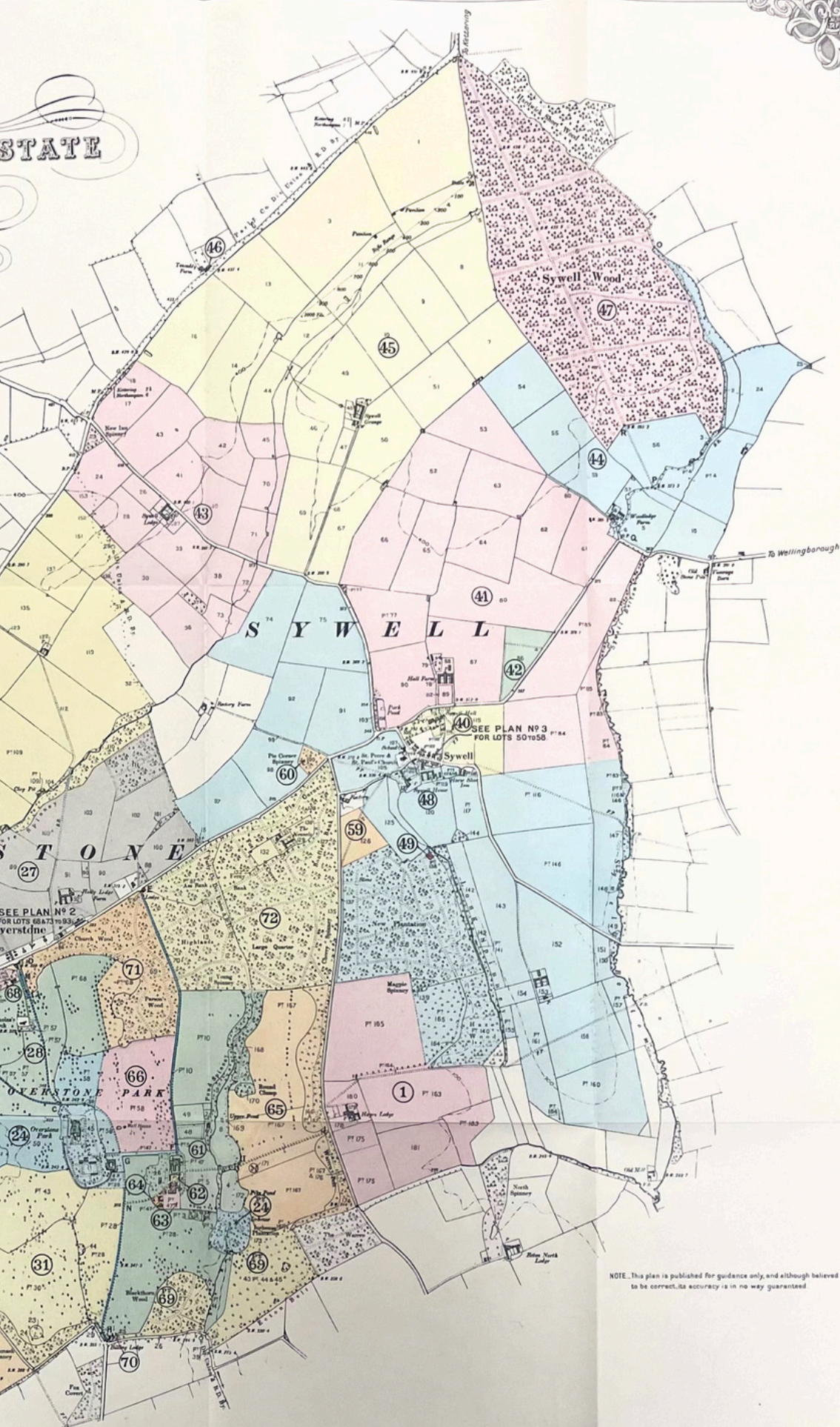


NOTE...This plan is based upon the Ordnance Survey by permission of the Ministry of Agriculture and Fisheries and the Controller of "H.M. Stationery Office".

Scale 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400 410 420 430 440 450 460 470 480 490 500 510 520 530 540 550 560 570 580 590 600 610 620 630 640 650 660 670 680 690 700 710 720 730 740 750 760 770 780 790 800 810 820 830 840 850 860 870 880 890 900 910 920 930 940 950 960 970 980 990 1000



STATE



NOTE. This plan is published for guidance only, and although believed to be correct, its accuracy is in no way guaranteed.

MESSRS KNIGHT, FRANK & RUTLEY,  
Land Agents & Surveyors,  
20, HANOVER SQUARE,  
LONDON, W.1.

Scale  
0 100 200 300 400 500 600 700 800 900 1000  
FOOT

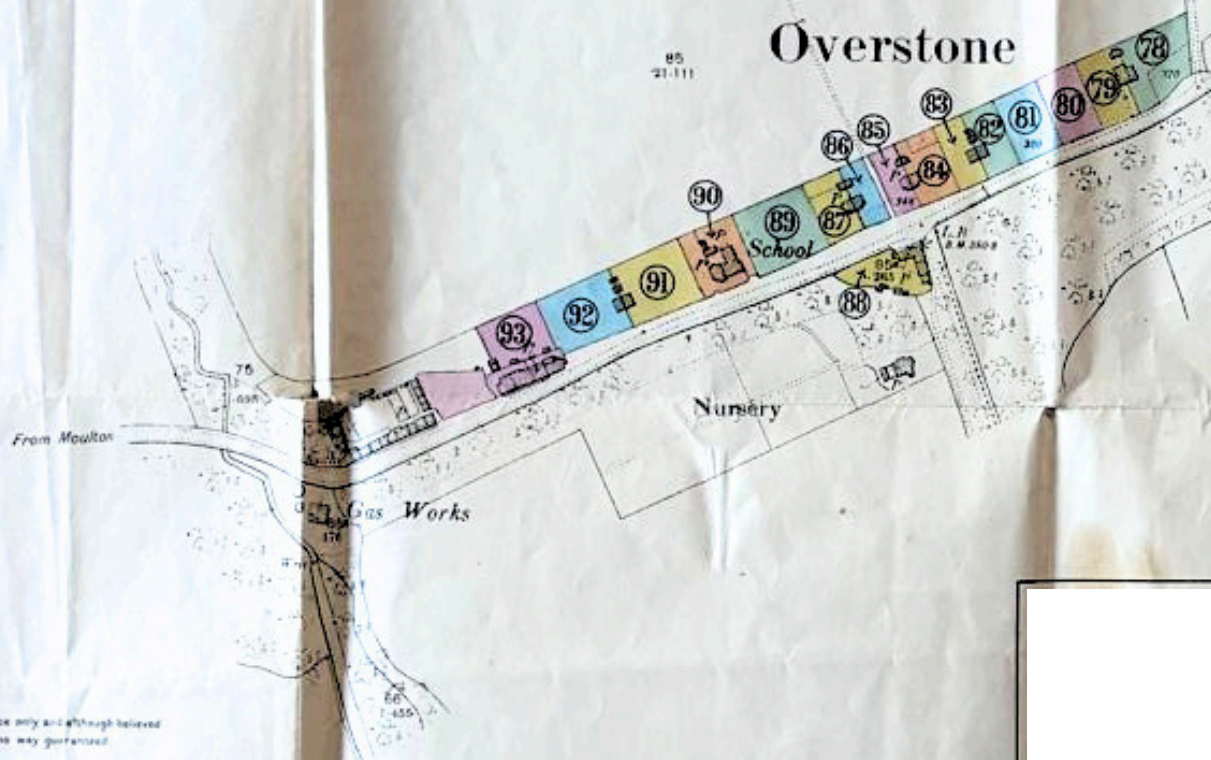


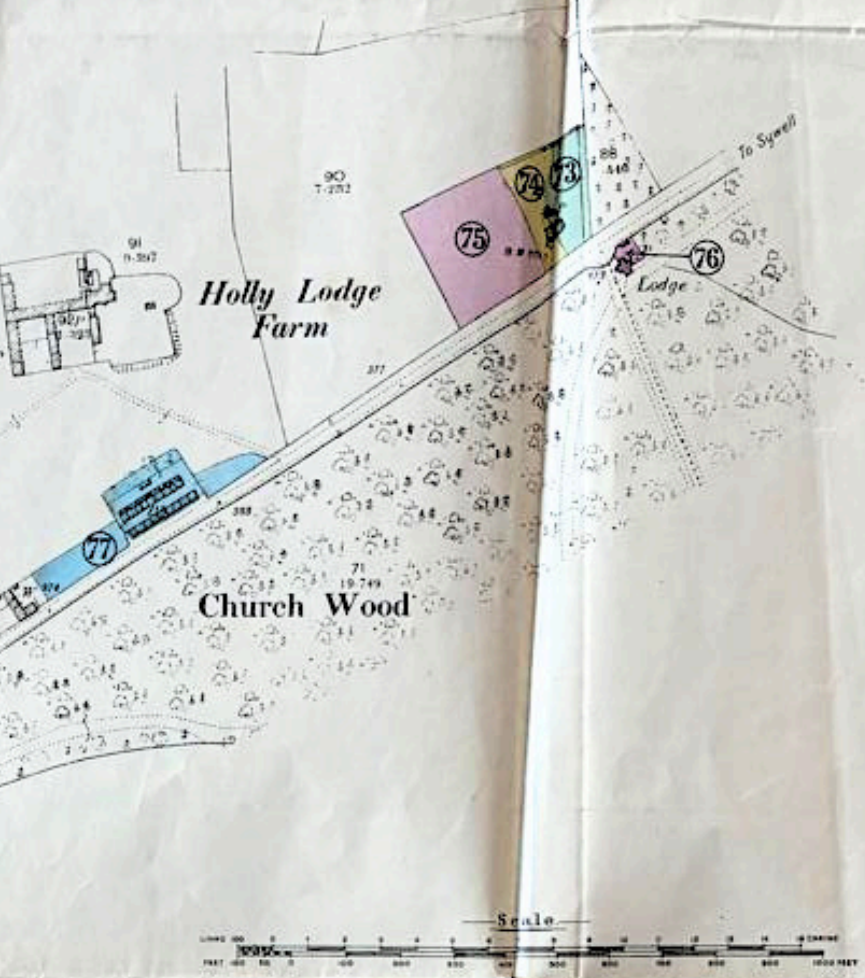
# THE OVERSTONE PARK ESTATE.

## PLAN OF PROPERTIES IN THE VILLAGE OF OVERSTONE NORTHAMPTONSHIRE

For Sale by Auction by  
MESSRS KNIGHT FRANK & RUGBY  
20, HANOVER SQUARE,  
LONDON, W. 1.

1921





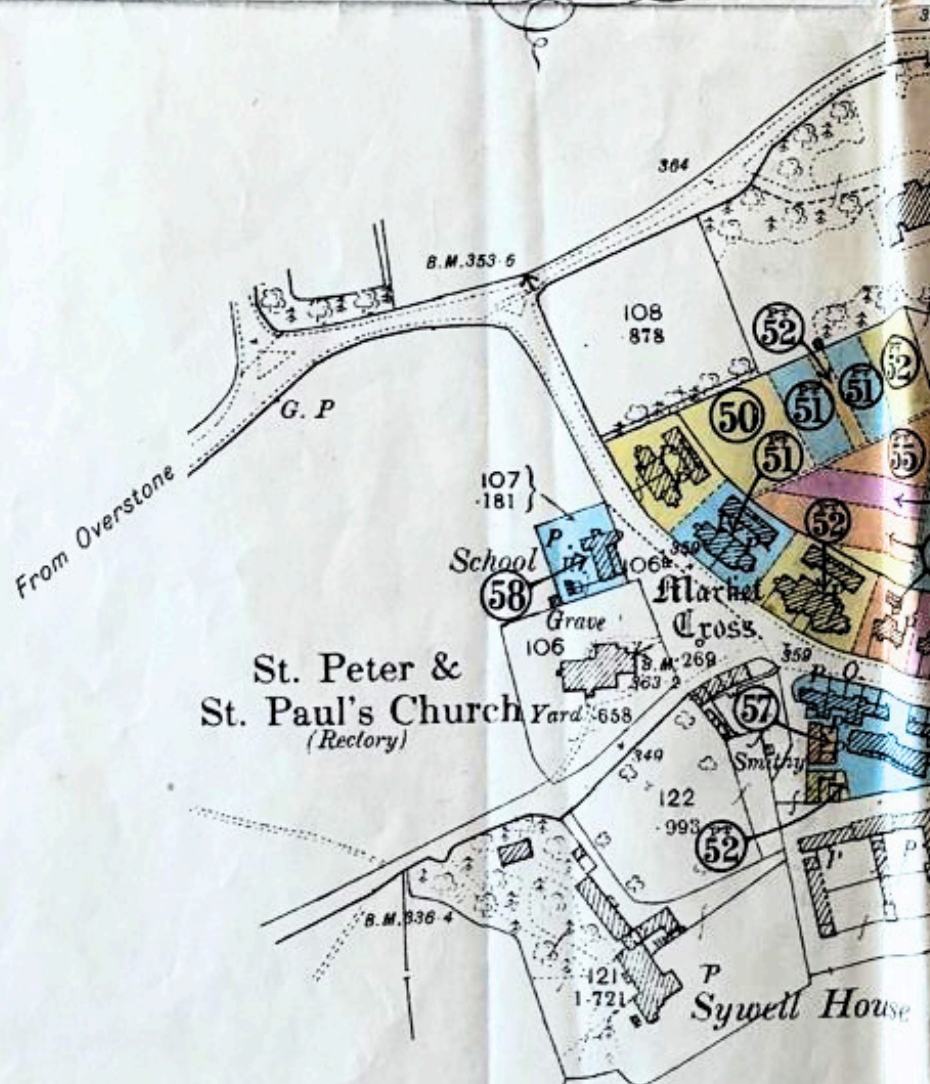


# THE OVERSTONE PARK EST.

## PLAN OF PROPERTIES IN THE VILLAGE OF SYWELL NORTHAMPTONSHIRE

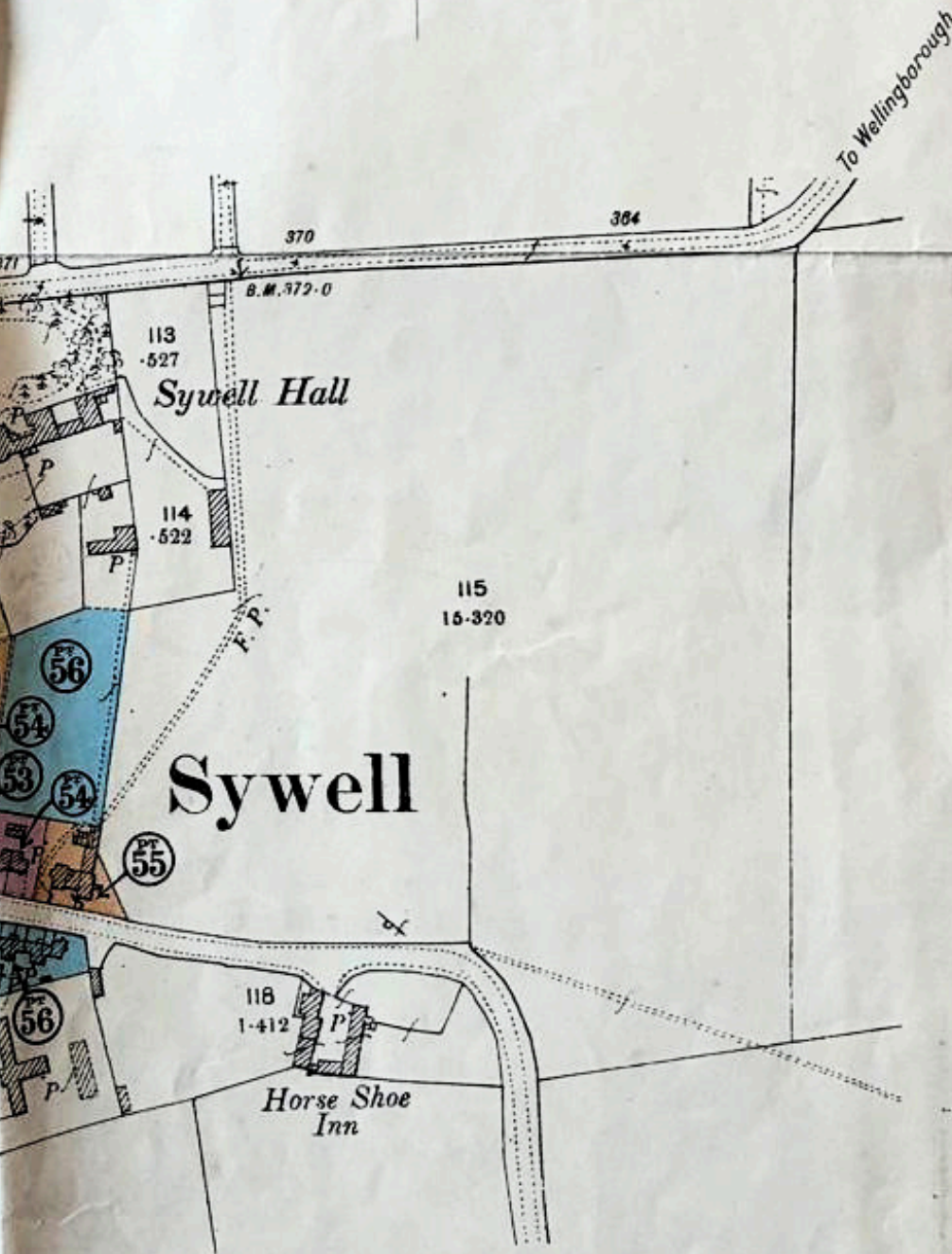
For Sale by Auction by  
MESS<sup>RS</sup>. KNIGHT, FRANK & RUTLEY,  
20, HANOVER SQUARE,  
LONDON, W. 1.

1921

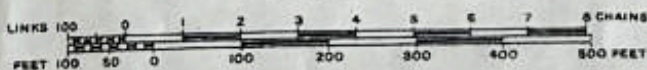


NOTE—This plan is based upon the Ordnance Survey by permission of  
the Ministry of Agriculture and Fisheries and the Controller  
of "H.M. Stationery Office".





— Scale —









### PLAN N<sup>o</sup> 4.

THE OVERSTONE PARK ESTATE.

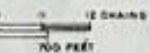
PLAN OF  
PROPERTIES  
IN THE  
VILLAGE OF MOULTON  
NORTHAMPTONSHIRE

For Sale by Auction by  
MESSRS. KNIGHT, FRANK & RUTLEY,  
20, HANOVER SQUARE,  
LONDON, W. 1.

1921



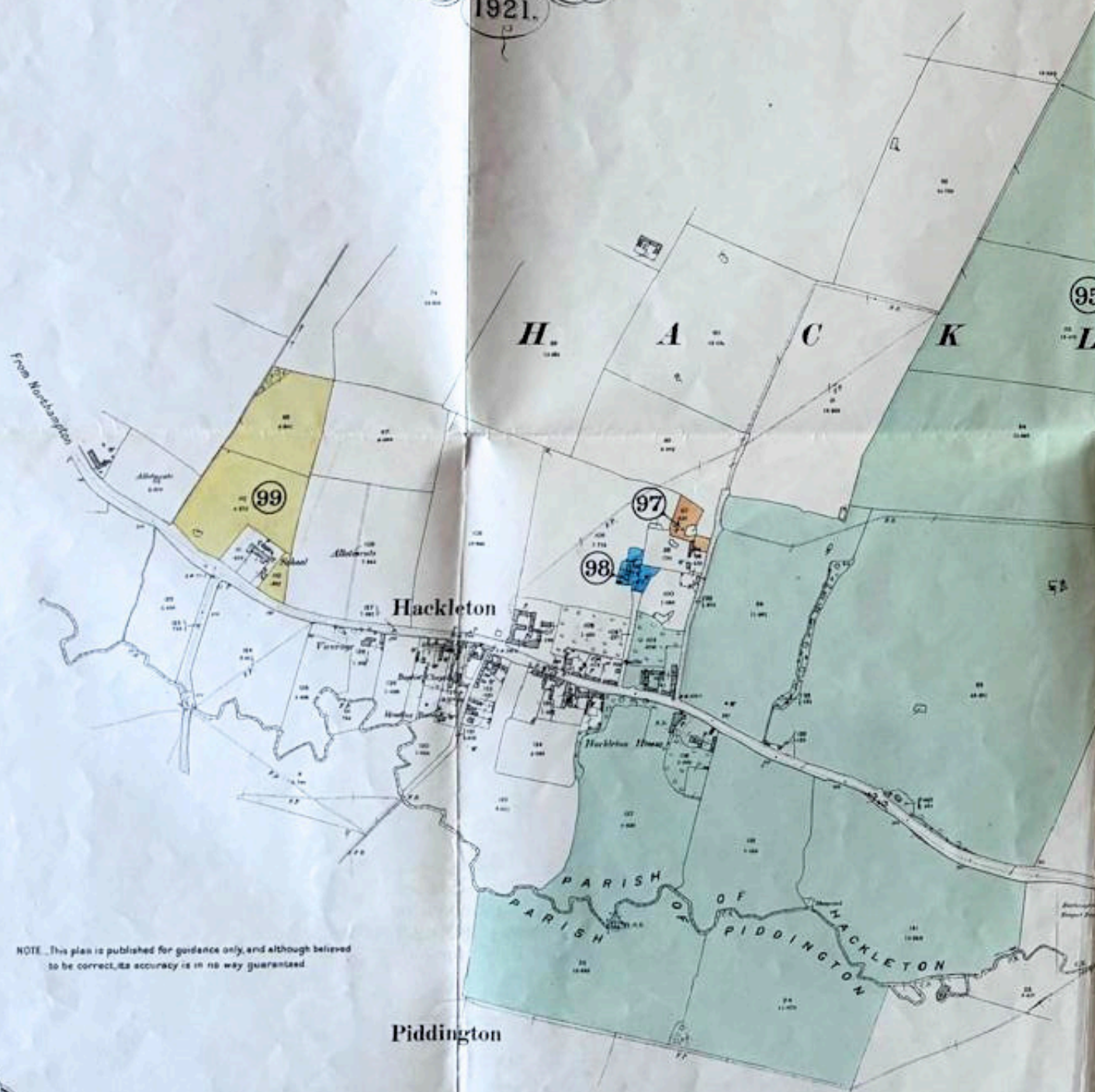
MESS<sup>RS</sup>. KNIGHT, FRANK & RUTLEY,  
Land Agents & Surveyors,  
20, HANOVER SQUARE,  
LONDON, W.1.





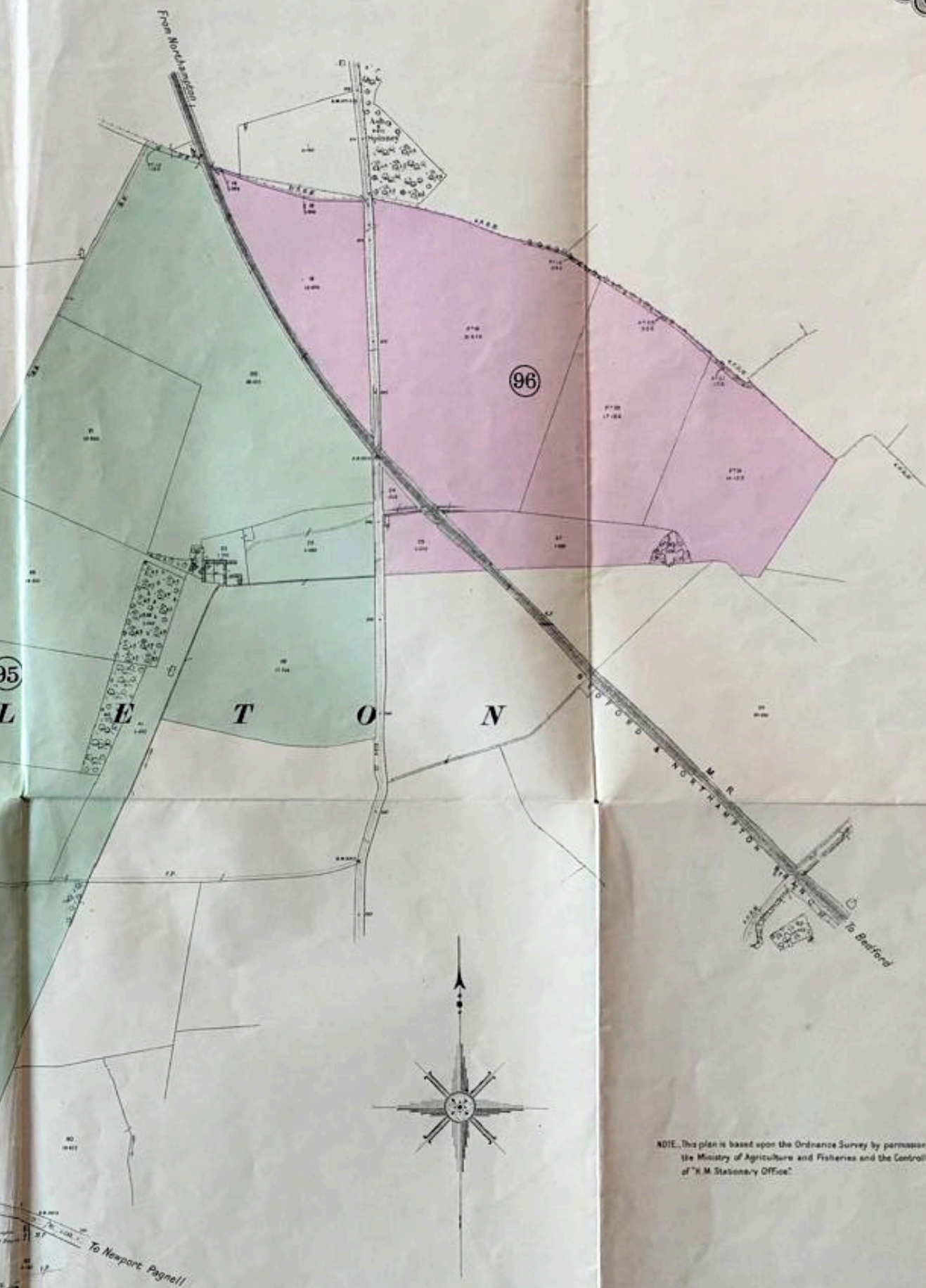
# PLAN OF HACKLETON HOUSE FARM NEAR NORTHAMPTON

For Sale by Auction by  
MESSRS KNIGHT, FRANK & RUTLEY,  
20, HANOVER SQUARE,  
LONDON, W. 1.  
1921.



NOTE. This plan is published for guidance only, and although believed to be correct, its accuracy is in no way guaranteed





NOTE.—This plan is based upon the Ordnance Survey by permission of the Ministry of Agriculture and Fisheries and the Controller of "H.M. Stationery Office."

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